

Letter of Intent for
16810 S Peyton Hwy, Colorado Springs CO 80928
Randal and Rosalinda Childers
(719) 683-5233

We currently own the lot located at 16810 S Peyton Hwy, a 30 acre lot that is zoned RR-5. It is our intent to begin a children's agricultural ministry that will teach people basic self-sufficiency gardening tips, ideas and suggestions on how to improve their personal health through improved food sources, to raise and care for small animals that can help expand their options, expand knowledge of herbs and local flora for health, water gardening (to include koi ponds) for alternate fertilization choices, and as well many other subjects.

The lot is located at the southwest corner of the intersection of Myers Rd and S Peyton Hwy. There is available power and phone lines brought to the location. The lot currently contains our primary residence, a barn, two sheds and a well shed that provides water to the property. We propose to add a fenced area for a small petting zoo so that people can have direct interaction with small animals that could be considered pets, a greenhouse for starting/growing various plants for instructional purposes and a farm stand as a point of sale for the various items that we will produce.

Children have been our whole life from ministering to missionary work to being a preschool educator to fostering children. We would like to be able to continue to educate kids in El Paso Country on agricultural life. It would benefit many children, schools and children to be able to come to this location at a very low or no charge.

We are short only 5 acres from inherently being zoned A-35 and are requesting that the zoning be changed to A-35. We plan on having the small petting zoo area completed by end of summer and for the greenhouse to be completed mid-autumn. Water is provided from the well, and is currently piped to several locations in the area. We are planning on providing sanitation through temporary porta-pottys during the months of May through October, not operating during anticipated cold months. To provide access to large vehicles such as school buses, we would like to open an access location not far south of the current barn leading to a parking area that will be of more than sufficient size for any anticipated attendance.

Please remove as this is not a rezone. A 35 acre lot is not inherently zoned as A-35.

Thank you for your time and consideration.

Include anticipated car parking and attendees/frequencies and hours of operation of events.

provide details on wastewater and water.

Randal and Rosalinda Childers

(C) **Criteria.** In approving a special use, the following criteria may be considered:

- The special use is generally consistent with the applicable Master Plan;
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

Please address traffic in the letter of intent indicating the average daily trips (ADT) that the proposed use will generate.

Please indicate the total estimated land disturbance for your proposal.