



January 20, 2021

Ryan Howser  
El Paso County Project Manager  
2880 International Circle  
Colorado Springs, CO 80910

RE: Letter of Intent – Site Development Plan Application for an Events Center at  
6275 N. Meridian Road, Peyton, CO 80831  
Parcel No. 4318000028  
David and Cindy Smallidge

Dear Mr. Howser,

Mr. and Mrs. Smallidge own the property at the referenced address. This project and property are subject to Variance of Use (VA-20-003) and the conditions provided therein, approved by the Board of County Commissioners on December 22, 2020. The Smallidges have hired DKHorn Engineering & Design, Inc. as a consultant for their proposed project, which will be discussed later in this letter. Refer to contact information below.

Site Information:

This site consists of 41.92-acres and is zoned RR-5 (Residential Rural). It is located at the southeast corner of Meridian Road and Falcon Hwy, approximately 1 mile east of Hwy 24. The properties surrounding the site are also in residential rural districts. Falcon Elementary School lies directly across Falcon Hwy to the north of the site. A single-family residence lies east of the site more than 200 feet from the property line. The homes south and west of the site lie on 30-acre parcels. Refer to the Vicinity Map and Aerial Proximity Map, Exhibits A and B, respectively. The structures existing on the site include a 2600-sf single-family home, agricultural barn and storage structure, and horse arena as well as gravel/asphalt driveway providing access from Falcon Hwy. These structures lie within the northeast corner in the Upland area of the parcel.

Request:

This request is for Approval of a Minor Site Development Plan on this property. The Smallidges plan to construct a 60' x 40' Gambrel Style building north of the home and arena. This Events Center will be a metal building construction with height at the peak of approximately 25'-6". The entire 2400-sf building will be used for the purpose of private events 1-3 days per week. The building will encompass two handicap-accessible restrooms, a small bar area and a small stage. The remaining interior space (approximately 1778 square feet) will be open for seating and can be used as a dance floor.

There will be no food preparation performed on site. Food and beverages will be provided by catering services. Caterers and other vendors will park on the paved driveway just north of the house.



Access:

Access will be provided by a driveway from Falcon Hwy in the same location as the existing access. The first 50' (minimum) will be paved as required by El Paso County. This access will be used by guests, vendors, and caterers as well as the Smallidges, who reside on the site.

Justification for Request:

- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County. The property will be screened by current opaque rustic fencing as well as proposed split rail fencing. In addition, landscape mounds containing bushes, plants and boulders will be located around the corners of the building and parking area. Several trees and shrubs will screen the north and east property lines. The house to the east is also screened by a trailer and garage which have been on their site for 10 years;
- This Site Development Plan includes a **Request for Alternative Landscaping**, per Land Development Code Sec. 6.2.2. (A)(4). El Paso County has a finite water supply and a growing population. The Smallidges want to conserve water and reduce screening requirements that call for a high number of trees, shrubs and plants for the following reasons:
  - A. The current Residential Well on this property received a new Permit to supply water for the proposed Events Center's 2 bathrooms and hand washing sink with minimal landscaping use. A meter will be installed on the current Well and overall usage for both the new Events Center and the existing home on the property will be limited to 1 acre foot per year.
  - B. Using more native grasses and plants as well as reduced screening of the new building will save valuable water but still meet the purpose of providing an appealing view to the public. The Alternative Landscaping will still adequately screen the parking area with fencing and shrubs.
  - C. Land Development Code 6.2.2. (A)(1) purpose and intent met using the following methods:
    - 1. "to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment":
      - a. The architectural design of the Events Center will reflect the "look and feel" of a Gambrel Style Barn common in this area. The size and height are the same as the current house on the property. Proposed split-rail and rustic opaque fencing will match current landscape designs already present on this property. Required landscaping vegetation will be chosen to create a visually appealing environment from the perspective of the road.
      - b. Several trees will be placed in key sightlines along the roadway. This, along with native vegetation planted internally within the property, will obscure the parking lot so that a passerby will simply think this is a barn.
    - 2. "to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise":
      - a. The scale of the parking lot is the minimum required for this size of an Events Center.
      - b. Mounds, shrubs, trees and opaque fencing will be placed in key locations along the



- frontage of the property and the parking area to shade and shield vehicles located in this area.
- 3. “to separate circulation systems; to soften and reduce the mass of buildings: to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy”:
  - a. This property only borders two existing residence/properties. The one located to the east is more than 200 feet away and is screened by a large work shop and semi-trailer in between the property line and the residence. The property located to the south is about 20 acres away and the current house will obscure the new Event Center located to the north of the house.
  - b. The Falcon Vista neighborhood is located more than 600 feet away to the northwest of the proposed Events Center. The size of the new Gambrel Style building will be no larger than the current residence when viewed from this neighborhood toward the proposed Event Center.
  - 4. “to create an overall pleasant and attractive surrounding”:
  - a. The proposed building project area covers very little area compared to the size of the lot.
  - b. The fence line to the west and the north of the property will be non-opaque to create the intended landscaped appearance.
  - c. Internal landscaping will provide for a pleasant entry into the property and Events Center
- The proposed use will be able to meet air, water, odor and noise standards established by County, State or Federal regulations during construction and upon completion of the project;
  - The proposed use will comply with all applicable requirements and all applicable County, State and Federal regulations except those portions varied by this action;
  - The proposed use will not adversely affect wildlife or wetlands;
  - The applicants have addressed all off-site impacts;
  - The proposed Site Development Plan will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or El Paso County, Colorado Land Development Code Use and Dimensional Standards – Chapter 5-Page 146 Effective 01/09/2018
  - Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed Site Development Plan as designed and proposed.

These criteria are addressed as follows:

- The request is to construct an Events Center for a business that will hold small community events. The proposed location is 1 mile east of Hwy 24 where several businesses are currently operating: A Recreational Vehicle dealership (which can be seen from this proposed location), a Campground across from that business, an Automotive Repair facility as well as a Gas Station/Convenience Store. This location is much quieter with a beautiful view of Pikes Peak looking over the pasture and the Wetlands to the west. There is much less traffic along Falcon Hwy so it is safer for vehicles to enter and exit this property than it would be along Hwy 24. Location is a prime reason that people choose a venue. There is simply no commercial real estate located along Hwy 24 intersections that can provide this view of the environment along with the peaceful atmosphere that surrounds this property. This project will comply with all the standards and intent of the Code with a Variance of Use. Rezoning is not a viable option because of the limited availability of utilities. Since the County cannot support Rezoning to a



commercial designation on well and septic, this location has received a new well permit allowing use of the existing well for the proposed building. Additionally, a new, separate, commercial septic system will also be installed to meet the needs of this project. There is a demand for this type of venue and it will generate tax revenue for the County.

- The proposed use is compatible with the surrounding area and harmonious with the character of neighboring rural structures. The venue will be constructed to aesthetically resemble a barn, which will fit in well with the surrounding rural residential parcels. In addition to aesthetics, the proposed venue will not adversely affect the health, safety, or welfare of surrounding property owners.
- There will not be any activities within or around the venue that would result in air or water contamination, odor, or noise. The venue will be used both inside as well as outside primarily during summer weekends and will not extend later than 10:00 pm. Music, dancing, announcing, etc. will be strictly indoors. Outdoor activities will be limited to seating. The anticipated maximum number of guests at any event held on site will be 75 people. There will be no more than 70 trips (35 vehicles into and out of the site) per event. Refer to the Aerial Proximity Map in Exhibit B. The proposed venue is not located closer than 300' to any of the surrounding residences or facilities. In addition, the venue will be used on weekends and no later than 10:00 pm. Therefore, noise should not be an issue.

Refer to the FEMA Firmette map in Exhibit C. Although there are areas of the site that lie within a flood zone (Zone A), the area in which the proposed venue and parking lot will be located is outside the flood zone in the Upland Area on the northeast corner of the parcel.

- The proposed use will comply with all applicable requirements within this Code as well as State and Federal regulations that apply.
- The proposed use will not adversely affect wildlife or wetlands. An existing drainage ditch conveys stormwater across the site from a culvert beneath Falcon Hwy to a small dam on the property adjacent to the south. A small pond exists near the northwest corner of this site, which also discharges to the offsite dam via another small ditch. Both waterways lie within Flood Zone A. Refer to Exhibit C. Neither of these waterways will be affected by the proposed venue. The venue as will lie in the northeast area of the site and the existing driveway will be utilized as described above. No land or vegetation south or west of the driveway will be disturbed. The area north and east of the driveway that will be disturbed currently has no trees or wetlands – just grasses and native ground cover. Therefore, all construction and use of the proposed venue will take place out of wetland areas and will not adversely affect wildlife.

The Owner's will ensure that all trash and debris resulting from any event are collected and disposed of properly. Similarly, during construction the Contractor will practice standard



construction erosion & sediment control measures as well as on-site waste management during construction.

- There are no known off-site impacts. As discussed above, due to the rural nature of the area, surrounding neighbors will not be impacted.
- The Site Development Plan includes adequate parking and traffic circulation as well as appropriate landscaping. A parking lot will be provided to include one handicap accessible space and 23 regular parking spaces. Per the El Paso County Land Use Code Table 6-2, the required number of parking spaces for an "Auditorium or similar place of Public Assembly" is one per 100-square feet of floor area. The open/seating space consists of approximately 1778 square feet, which results in 18 minimum required parking spaces. Therefore, the proposed parking lot will be more than adequate to accommodate the facility's needs.
- An Onsite Wastewater Treatment System (OTWS) has been designed (by others) to accommodate the wastewater demand resulting from the venue. Water will be adequately provided from existing on-site source. The area around the new structure will be graded to properly drain stormwater away from the building. As mentioned above, stormwater management practices will be utilized to prevent erosion or sediment issues. First responders will have clear access to the proposed venue as well as other existing structures on site.

Thank You for your time and consideration. Please feel free to contact me with any questions.

A handwritten signature in blue ink that reads "Darlene K. Horn". The signature is fluid and cursive, with a long horizontal stroke at the end.

Darlene K. Horn, P.E.  
President

**Owner/Applicant**

David and Cindy Smallidge  
11955 Falcon Hwy  
Peyton, Colorado 80831-8161  
719-351-3570  
[Movnon7@hotmail.com](mailto:Movnon7@hotmail.com)

**Consultant**

Darlene K. Horn, P.E.  
DKHorn Engineering & Design, Inc.