

Letter of Intent
Special Use Permit
Rural Home Occupation

OWNER/Applicant

Kesti Suggs executive owner of Chuckie’s Place, a non-profit corporation, DBA as Reigning Hope
14445 Holmes Road
Colorado Springs, CO 80908

The letter of intent from the approved special use indicated that there will be no changes to the configuration of the property. Please indicate how the configuration will change. Note that per conditions of approval of the special use, the approval is limited to what was depicted in the previously approved letter of intent and site plan drawings. If the PCD director determines that the change is substantial then it shall be subject to review and approval by the BOCC.

Site Location, size and zoning

Site is located at the north end of Holmes road, north of the Holmes and Shoup intersection.
4.15 Acres zoned

Request and Justification

The Request is for the approval of a structure variance to allow a 63 foot by 75 foot, 1 story structure.

Justification

Reigning Hope was approved for a special use and variance of the property at 14445 Holmes Road, which allows Reigning Hope to operate its activities of working with physically and emotional disadvantaged individuals, using occupational therapy, with horses. Therapy activities occur in an enclosed “outdoor arena” and adjacent “sensory trail”. Reigning Hope is requesting for structural approval for an indoor arena for inclement weather. The outdoor arena and sensory trail currently exist (in addition to a horse barn and workshop). The sensory trail is a walking trail that includes various stations that provide sensory experiences of touch, smell, sound, and physical challenges.

There will be a change to the current configuration of the property to accommodate this structure of 63x75 square feet. Reigning Hope activities will occur on 3 acres of the 4.15-acre lot.

The business will operate on a by appointment basis during daytime hours of 8:00 am to 5:00 pm Monday through Saturday. The type of therapy activities occurring are:

1. Individual therapy sessions held with 4 individuals present: a client, a therapist, a parent or guardian and an individual from Reigning Hope controlling the therapy horse. Each family is assisted differently due to therapy needs, siblings can also be included in therapy sessions. Sessions will run approximately one hour. One- two vehicles.

special use approval indicated activities would occur on 2 acres.

Please clarify if this paved driveway is new/proposed. Identify the total amount of land disturbance that is proposed. Note that if land disturbance is 1 acre or greater additional engineering documents will be required.

Water needs for these activities is limited to drinking water and a handicapped accessible bathroom inside the currently existing workshop. There is currently electric service to the horse barn and workshop which have interior and exterior lighting. There is no need for gas service.

Parking is adequate from the paved driveway to in front of the workshop and indoor. No parking on ROW access road.

Impacts to adjacent properties will be minimal if at all. The activities are minimally visible from the road and where there is a line of sight from residences there are trees on this property.

This structure is compatible with the surrounding area. The use is equestrian in nature and a number of properties in the area have horses as well as other domestic animals. It is so low impact an activity that it will have no negative effect on the health, safety or welfare of neighboring inhabitants. The horses already reside on the property to no adverse effect and the activity only brings in a limited number of people at a time to interact with them.

The proposed structure use will meet air, water, odor and noise standards and should have no effect on property values as there is limited visibility to it. There will be no adverse effect on wildlife or wetlands. There appears to be no off-site impacts as the use is wholly contained on the property.

Existing and proposed facilities, structures, roads, etc.

All the facilities, structures, roads, etc. at this location are existing and are comprised of the following:

Residence of approximately 1,728 square foot house

Workshop/garage 60x40

4 stall horse barn with hay storage

Fenced paddock 100x60

Fenced paddock 100x40

Please revise this last sentence to match what was provided in the letter of intent for the approved special use application(AL1815). That letter of intent stated: "No parking will be allowed on access road, north of the property, which is on the private drive on the Hoffman's Property."

Waiver Request- NA

Need for change in Zone classification- NA

Total number of Acres:

The property is on 4.15 acres of which approximately 2 will be leased for business use.

Number of residential units and densities:

There is one residential unit occupied by 5 individuals

Number of industrial sites proposed: NA

Approximate floor area ration of industrial and/or commercial uses- NA

The letter of intent from the approved special use and the submitted site plan indicate 5 loafing sheds 8x8. Please list that here.

Number of Mobile home unites and densities- NA

Typical lot sizes-NA

Type of proposed recreational facilities- NA

If phased construction, how will it be phased- NA

Anticipated schedule of development

How water and sewer will be provided

Proposed uses, relationship between uses and densities – NA

Areas of required landscaping – NA

Proposed access locations

Access will be the 14445 Holmes Driveway.

Approximate acres and percent of land to be set aside as open space, not including parking, drive and access roads. NA