



July 10, 2020

Ryan Howser  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Letter of Intent - Variance of Use Application for a Proposed Event Center at  
6275 N. Meridian Road, Peyton, CO 80831  
Parcel No. 4318000028  
David and Cindy Smallidge

This application does not approve the construction of the venue or any construction on site. Variance of use is a zoning approval to approve the use on the site, as "business event center" is not listed as a permitted use in the RR-5 zoning district.

Dear Mr. Howser,

Mr. and Mrs. Smallidge own the property at the referenced address. This site consists of 41.92-acres and is zoned RR-5 (Residential Rural). They have hired DKHorn Engineering as a consultant for this project. On their behalf, I respectfully request your consideration to allow them to construct a wedding venue on the referenced site. Refer to contact information below.

The structures existing on the site include a single-family home, agricultural barn, and horse arena as well as dirt/gravel driveway providing access from Falcon Hwy. These structures lie within the northeast corner of the parcel. The Smallidge's intend to construct a 60' x 40' gambrel style wedding venue in that same area, north of the home and arena. This venue will be metal building construction with height at the peak of approximately 25'-6". The entire 2400-sf building will be used for the purpose of weddings and events. The building will encompass two handicap-accessible restrooms (men's and women's), drinking fountains, a bar area and a stage. The remaining interior space (approximately 1778 square feet) will be open for seating and dance floor.

Correct: Sec. 5.3.4(C)

Per El Paso County Use and Dimensional Standards Section 5.2.4(C) the following criteria may be considered for approving a variance of use:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- 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 proposed use will be able to meet air, water, odor or 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 of this Code and all applicable County, State and federal regulations except those portions varied by this action;



This point does not address the use; only the visibility of the structure. How many people would be on the property at once? Would there be noise mitigation?



If there are no conditions that result in undue hardship, then the variance of use cannot be justified.

- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed variance of use 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 variance of use as designed and proposed.

This does not make sense. Previous point indicates there is no hardship.

How? Will the entire business be conducted inside the building? Will there be any use of the outside space? If the use is conducted entirely within the building, then it stands to reason that it could be placed anywhere in the County, including appropriately zoned properties.

These criteria are addressed as follows:

- There are no evident provisions of this code that would result in peculiar or exceptional difficulties or undue hardship.
- The proposed use is compatible with the surrounding area and harmonious with the character of the hardship. 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 surrounding property owners. The structure will be located over 187 feet from the north property line, over 126 feet from the east property line and over 936 feet and 1287 feet from the other property lines.
- There will not be any activities within or around the venue that would result in air or water contamination or odor. Due to the proximity of the venue relative to neighboring properties (as discussed in bullet above) any music or noise from within or around the venue will not be bothersome to surrounding neighbors.
- 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. The wedding venue will be on the Owner's parcel, which is inclusive of over 40 acres. This "barn" wedding venue will have no more adverse effect than a true barn. 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 plan includes adequate parking and traffic circulation as well as some 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. The Owners are preparing a plan for site landscaping.
- An onsite wastewater treatment system (OTWS) has been designed (by others) to accommodate the wastewater demand resulting from the venue. Water will be adequately

This is not addressed. How has this been accounted for. There are excessive wetlands and floodplain located on the Owner's property.



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 consideration and please don't hesitate to contact me with 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.

This letter does not address the food vendor / food service issue. Please specify if there will be any food production or preparation on site, or will it be catered only?

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.  
1910 Aspen Circle  
Pueblo, Colorado 81006  
719-696-8274  
[darlene@dkheng.com](mailto:darlene@dkheng.com)