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**Colorado Pumpkin Patch
Colorado Kids Ranch
Site Development Plan
Letter of Intent**

January 18, 2024

Colorado Pumpkin Patch, LLC
18065 Saddlewood Road
Monument, CO 80132

Planner: Vertex Consulting Services, Nina Ruiz
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Tax Schedule No: 61160-00-001

Acreage: 40.52 Acres

Zoning: RR-5 (Residential Rural)

Site Location, Size, Zoning:

The property is located south of Highway 105 and approximately one half of a mile east of Roller Coaster Road. The 40.52-acre property is presently zoned RR-5 (Residential Rural).

Request:

Vertex Consulting Services, on behalf of Colorado Pumpkin Patch, LLC, is respectfully submitting a site development plan application to legalize the improvements onsite as outlined in the previously approved "Agritainment" special use application. Improvements include a new parking area, patron walk paths, associated grading and drainage, along with slight relocation of existing permitted use "Agritainment" activity and driveway areas. Specific improvements involve relocation of a 198 square-foot admissions booth and miscellaneous playground equipment so that they meet the 100-foot setback requirement per the special use. A portion of the site's existing driveway is planned to be improved with asphalt millings. The parking area will accommodate up to 325 parking spaces and be improved with asphalt millings. All improvements associated with the special use are outside the 100-foot westerly setback. An additional 6' wide gravel walk path is planned to connect primary activity areas in an effort to reduce dust.

The primary access for all events associated with the special use approval is now located from County Road 105, containing a four-lane ingress and egress configuration. Sufficient staking distances have been accounted for by way of two one-way travel aisles from the County Road 105 access point (see associated drawing plans). Total stacking before the first available parking space accommodates 56 vehicles. The refined parking area was designed to prohibit unmitigated traffic congestion and hazards in the surrounding area and conforms with adequate, legal access requirements.

Stacking?

The Colorado Kids Ranch improvements will be installed in conformance with Resolution No. 23-318 and all activities will continue to meet all use specific standards.

Alternative Landscape Request:

Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve an alternative landscape plan, provided the proposed landscaping provides an equivalent. The site's agriculturally based use will not allow for critical farm equipment maneuvering if trees/shrubs are

See comments on the landscape plan regarding alternative proposal. Alternative landscaping does not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by the Code.

This does not justify why property boundary buffers are not being provided.

planted within the various use areas and therefore, an Alternate Landscape Plan is being supplied. The property owner has planted several trees along the west property line without success. Other vegetation including native grass and plots of flowers and gardens located throughout the property will also remain. A new, 6' high composite privacy fence will be installed along the west property line for screening purposes. **The same fence type will be installed along the east property line shortly thereafter.**

This is in conflict with other statements in this letter.

Revise.

The sections being met include:

- Roadway landscape area- 25 feet, **with no trees being required.**
- Buffer between non-residential uses and residential use- fence along the western property boundary.
- Internal landscaping requirement of 5%. Well over 50% of the parcel will remain open and unimproved.

This doesn't address the buffer requirement. All that is being proposed is a fence with no landscaping?

The sections being varied include:

- Parking lot landscape requirements.
 - No parking lot landscaping is being proposed. The primary clientele for the agritainment activities is families with small children. Planting trees/bushes within the parking area may create sight distance issues where vehicles may not see small children in the parking lot.
- Buffer between non-residential uses and residential use
 - No fence is proposed along the eastern property boundary. There is an elevation change from the subject property to the adjacent homes. Provision of fencing and trees along this property line would serve no benefit. This was discussed at the Board of County Commissioner hearing and the Board supported no fencing/screening along the eastern property line.
- Minimum number of trees in landscape area

How is this going to mitigate the impacts of the cars? Parking lot islands or landscaped areas within parking areas are important for a variety of reasons, as outlined in the Code.

No consideration for shrub substitutions? No buffers are being provided either.

- The Code requires one tree per 500 square feet of internal landscape area. the parcel is 40.52 acres (1,765,051.2 SF) which would require 177 trees. This is an active, working farm for the majority of the year. Planting trees would obstruct the property owners ability to work the land and raise animals. Additionally, the **property owner has attempted to plant trees unsuccessfully in the past.**

This is not adequate justification.

Traffic:

Please see the TIS identifying no access or stacking issues for the proposed access onto Highway 105.

The specific dates proposed for utilizing Highway 105 in 2024 include:

- May 11-12 OR May 18-19
- May 25-27
- July 4-7
- September 14-November 2

This should be updated to include more general dates so it can be applicable for multiple years. You can say "one weekend in May, approximately coinciding with Mother's Day" or something to that effect since some of these specific dates are variable.

What are these? These dates were not contemplated during the review of the special use.

