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

April 11, 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 allow for 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 "Agritainment" activities 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, improving a portion of the site's existing driveway with asphalt millings, improving the 325-space parking area with asphalt millings, construction of a 6' wide gravel walk path to connect primary activity areas in an effort to reduce dust, installation landscape art, and installation of a 6' privacy fence. All improvements associated with the special use are outside the 100-foot westerly setback.

The primary access for all events associated with the special use approval is from Highway 105. Sufficient stacking 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. A traffic control plan has been developed and submitted with the site development plan.

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 and meets the intended purpose. The site is unique and the installation of landscaping and screening per the

LCD would not result in the purpose of the code being met. In some instances, meeting the Code requirement would be in direct conflict with the purpose of the Code requirement.

- 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;
 - The site is located at a lower elevation than the northern roadway (105). Perimeter landscaping/fencing would not screen the use area from the northern roadway due to the difference in elevation. The activities are concentrated on the northern half of the property, over 1,000 feet from the southern road (Saddlewood). Perimeter fencing/landscaping along the south would not provide screening from the roadway due to distance.
- To decrease the scale of parking lots, provide shade, and reduce heat, glare and noise;
 - The primary purpose statement of the LDC is to preserve public health, safety, and general welfare. The primary clientele for the agritainment activities is small children. Planting trees/bushes within the parking area would visual barriers where vehicles may not see small children in the parking lot. The property owner proposes to instead place landscaping features along the perimeter of the parking lot.
 - The parking lot will be asphalt millings, which do not produce the same heat or glare as a paved parking lot.
 - As discussed above, the surrounding parcels are at a higher elevation than the subject parcel. Additionally, the site is over 40 acres with the surrounding parcels all being over 5 acres in size. Distance and grade will reduce the noise without the need for additional plantings to assist.
- 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;
 - Access will be from Highway 105. No separate circulation system is needed.
 - The structures associated with the agritainment use are all under 300 square feet in size. There is no need to reduce the massing of the buildings.
 - A privacy fence is proposed along the west side of the property.
 - The residential dwellings located to the east sit significantly higher than the subject property with houses being 600+ feet from the activities, therefore privacy is maintained through the expanse of the property.
 - The eastern and southern property boundaries are characterized by open prairie. Installation of a privacy fence would cause the agritainment site to stand out instead of blend into the surrounding area.
- To create an overall pleasant and attractive surrounding.
 - The property owner proposes to add landscaping features comprised of educational art installations to break up the site and to provide a visual enhancement.
 - The site is well maintained and includes native grasses and wildflowers, tulip beds, flower beds, and trees. Well over 50% of the site will remain open

grassland and will not be utilized for any agritainment use.

The sections being varied include:

- Parking lot landscape requirements.
 - No parking lot landscaping is being proposed. As mentioned above, internal landscaping is a safety concern.
 - The stated purpose of parking lot landscaping is “divide and break up expanses of paving and long rows of parking and create a canopy effect over the parking lot.” The owner has attempted to plant trees on the property in the past without success. New plantings would be saplings, which would likely not survive and would take many years to grow to become a canopy.
- Buffer between non-residential uses and residential use
 - A privacy fence is being installed along the western property boundary.
 - No fence is proposed along the eastern or northern 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 because they would not provide any screening. This was discussed at the Board of County Commissioner hearing and the Board supported no fencing/screening along the eastern property line.
 - No fence is being proposed along the southern property boundary. The activities are concentrated on the northern half of the property, over 1,000 feet from the southern property line. Perimeter fencing will not provide any screening.
- Minimum number of trees in landscape area
 - 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 most 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. The owner proposes to substitute educational art installations for trees and shrubs. The applicant may choose to incorporate plantings or artificial plantings into the art installation.

Traffic:

Please see the TIS identifying no access or stacking issues for the proposed access onto Highway 105. The Highway 105 access gate will be closed except for during permitted events. The 105 access will include two inbound lanes and two outbound lanes. Sufficient internal stacking has 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. Additionally, staff will guide patrons to empty parking spaces to ensure continuous traffic flow throughout the event.

A traffic control plan has been submitted for the events. The traffic control plan includes signage on the property as well as the surrounding roadway network. The signs will be masked outside of

the hours of operation. The signs will be removed by the sign company at the conclusion of each event. Please see the traffic control plan as well as the associated letter from Road Work Ahead for additional detail regarding the specific methodology and signage.

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

- Tulip Festival
 - Two weekends (Friday-Sunday) in May, final date is dependent upon the tulip bloom cycle
- Memorial Day Weekend
 - May 24-27
- Independence Day Celebration
 - July 4-7
- Fall Festival
 - September 19- November 3