

**Letter of Intent
Fawnwood Ranch, LTD.
Equine Boarding**

Property Owner:

William Fuller
11555 Goodson Road
Colorado Springs, CO 80908

Applicant:

Fawnwood Ranch, LTD
Owners William Fuller and Megan Miller
11555 Goodson Road
Colorado Springs, CO 80908

Site Location, Size, and Zoning

Fawnwood Ranch, LTD is located in the SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO. Property street address is 11555 Goodson Road. The property is assigned El Paso County Tax Schedule No. 5213000004 and is currently zoned RR-5. The property size and area of proposed special use is 40 acres.

Request and Justification

My wife and I request Special Use approval to utilize the existing equine structures and improvements to our property to board not more than 30 total horses including those owned by us and to allow recreational equine facility use for private clients.

We reside on the property and personally operate and maintain our residence and business. The proposed equine boarding operations will use existent structures, utilities, access, and signage. All structures, corrals, stalls and lighting are in excess of 100 feet from property lines. All manure will be removed and spread (broadcast) on the pastures or hauled offsite with regularity.

The El Paso County Land Development Code (Table 5-1, Primary Uses, updated 05/17/2016) allows for private stables as an accepted use and commercial stables as a special use, given a minimum lot size of 10 acres. Table 5-2 further indicates that private stables are an allowed accessory use. As per Section 5.2.48 (updated 06/28/2016), our stables/corrals are not located over any onsite wastewater systems and are maintained in a clean and orderly manner. All barns, stables, corrals and other structures are located more than 200 feet from any property boundary.

We will have no more than four (4) employees including ourselves and generate less than 50 one-way vehicle trips per day. The only existent or proposed permanent signage has been installed since 1975, matches the character of the barn on which it is mounted, is setback in excess of 200 feet from the public road and the property boundaries, and is not reverse illuminated. All exterior lighting is standard entryway or downward-oriented floodlighting mounted to the equine and residential structures and is setback in excess of 200 feet from the public road and the property boundaries.

Our proposed special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing land uses. The proposed use respects the historic purpose of the property and compliments the rural-residential nature of other homes and businesses in the area. Our immediate area contains an excavation contractor business, two large lighted outdoor riding areas

regularly used for evening equine and other events, multiple home businesses, and the Ayer Ranch commercial facilities.

The Black Forest Preservation Plan (December 1987, Page 77, Section 1.6) allows for “‘low impact uses’ as defined in this chapter in areas designated for rural residential uses...through the Special Use review process...” Our proposed use primarily implements structures, signage, and facilities built on this site in 1975 for the similar purposes of equine breeding, boarding, training, exercising, exhibiting, and commercial exchange.

Existing and Proposed Facilities

Fawnwood Ranch was originally built in 1975-76 by Richard Stewart as a personal residence and AQHA horse farm. The local landmark of a main equine barn contains nine stalls with corral turnouts, an indoor arena, and heated meeting, galley, tack, and restroom facilities. The residence, three loafing stalls, extensive pipe fencing, and a well house were also constructed at this time.

My family purchased the property in the 1980s and has since used it as a family residence. In 2010, the residence was remodeled and had an addition constructed. In subsequent years, the property has been extensively rehabilitated. In 2015, a hay and equipment barn was added. In 2017, upon dissolution of the controlling family partnership, I took full ownership of this improved parcel.

The property contains two permitted wells sufficient and appropriate for proposed use and I hold a water deed pursuant to a property water determination obtained in 2013.

With the exception of a small, portable equine loafing shed to be acquired at a later date, no other structures or improvements are currently needed or proposed for Fawnwood Ranch operations. Given that we are proposing no new structures or outdoor lighting, no elevations, floor plans, or lighting plans are included in our application, as per correspondence with Mr. Kendall. Given the property is naturally well-forested, landscaped and screened, we are asking for an alternative landscape plan and to this effect, have provided a satellite image illustrating the native trees on the property.

Since there are no proposed structures, there is no anticipated change in drainage patterns, therefore no adverse drainage impacts are anticipated.