

Letter of Intent

A Letter of Intent shall be submitted with all zoning, rezoning, special use, variance of use, nonconforming use, sketch plan, preliminary plan, final plat, minor subdivision, vacations, Board of Adjustment petitions, etc. Where applicable, please provide the following appropriate information to serve as a cover page for the Letter of Intent.

For all Letters of Intent, the following information is required:

- ___ 1. Owner/applicant and consultant, including addresses and telephone numbers.
- ___ 2. Site location, size and zoning.
- ___ 3. Request and justification.
- ___ 4. Existing and proposed facilities, structures, roads, etc.
- ___ 5. Waiver requests (if applicable) and justification.

The following information, when applicable, shall be submitted for zoning and rezoning requests:

- ___ 6. The purpose and need for the change in zone classification.
- ___ 7. The total number of acres in the requested area.
- ___ 8. The total number of residential units and densities for each dwelling unit type.
- ___ 9. The number of industrial or commercial sites proposed.
- ___ 10. Approximate floor area ratio of industrial and/or commercial uses.
- ___ 11. The number of mobile home units and densities.
- ___ 12. Typical lot sizes: length and width.
- ___ 13. Type of proposed recreational facilities.
- ___ 14. If phased construction is proposed, how it will be phased.
- ___ 15. Anticipated schedule of development.
- ___ 16. How water and sewer will be provided.
- ___ 17. Proposed uses, relationship between uses and densities.
- ___ 18. Areas of required landscaping.
- ___ 19. Proposed access locations.
- ___ 20. Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads.

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 request is for the approval of a dimensional variance to allow a lot area of 4.15 acres where 10 are required for a commercial stable in the RR-5 (Residential Rural) zoning district.

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

Request special use permit to operate a home occupation known as "Reigning Hope" that provides physical and emotional therapy through occupational therapy to disadvantaged individuals with the aid of horses.

Justification

The change of use eliminates the legal nonconforming aspect of this parcel, and necessitates the Board of Adjustment Hearing due to 10-acres being required for a commercial stable.

Reigning Hope requires a site to operate from for its activities of working with physically and emotional disadvantaged individuals, using occupational therapy, with horses. The most practical and economic option for this site is at the location where the horses currently reside with their support structures at the location at 14445 Holmes Road. Therapy activities will occur in an enclosed "outdoor arena" and adjacent "sensory trail". Reigning Hope is currently in process building 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 no changes to the current configuration of the property to accommodate this use. Reigning Hope activities will occur on 2 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.

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.

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

This proposed use 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 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 add/address the following:

1. the drive to the north is through two private parcels. Please either provide documentation that you have an easement, or propose to only sue the Holmes access.

2. A driveway/access permit is required. Because your home was built prior to 1970, there will be no charge for this permit.

3. Any additional structures shall not cause any adverse impact to adjacent properties.

4. Please clearly state that all parking is anticipated to be on the property, and not within the public ROW.

Waiver Request- NA

Need for change in Zone classification- NA

Total number of Acres:

Comments provided 2/21/18,
EN

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

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

There are two accesses to the property from Holmes road by way of the driveway and the access road to the north of the property.

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

Markup Summary

#003300 (2)



Subject: Callout
Page Label: 2
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdkendall
Date: 2/8/2018 4:13:29 PM
Color: ■
Layer:
Space:

The change of use eliminates the legal nonconforming aspect of this parcel, and necessitates the Board of Adjustment Hearing due to 10-acres being required for a commercial stable.



Subject: Callout
Page Label: 2
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdkendall
Date: 2/8/2018 4:13:30 PM
Color: ■
Layer:
Space:

The request is for the approval of a dimensional variance to allow a lot area of 4.15 acres where 10 are required for a commercial stable in the RR-5 (Residential Rural) zoning district.

Markup Summary

#0000FF (2)



Subject: Text Box
Page Label: 3
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 2/27/2018 10:13:46 AM
Color: ■
Layer:
Space:

Please add/address the following:

1. the drive to the north is through two private parcels. Please either provide documentation that you have an easement, or propose to only sue the Holmes access.
2. A driveway/access permit is required. Because your home was built prior to 1970, there will be no charge for this permit.
3. Any additional structures shall not cause any adverse impact to adjacent properties.
4. Please clearly state that all parking is anticipated to be on the property, and not within the public ROW.

Comments provided 2/21/18, EN

2 will be leased for business use.

Subject: Text Box
Page Label: 3
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 2/27/2018 10:13:49 AM
Color: ■
Layer:
Space:

Comments provided 2/21/18, EN

#003300 (2)



Subject: Callout
Page Label: 2
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdkendall
Date: 2/8/2018 4:13:29 PM
Color: ■
Layer:
Space:

The change of use eliminates the legal nonconforming aspect of this parcel, and necessitates the Board of Adjustment Hearing due to 10-acres being required for a commercial stable.



Subject: Callout
Page Label: 2
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdkendall
Date: 2/8/2018 4:13:30 PM
Color: ■
Layer:
Space:

The request is for the approval of a dimensional variance to allow a lot area of 4.15 acres where 10 are required for a commercial district in the RR-5 (Residential Rural) zoning district.