



THE HIDEAWAY

COMMERCIAL SITE PLAN – OTC (OVER THE COUNTER)

August 26, 2022

Applicant/Owner:

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SITE INFORMATION:

ADDRESS: 3805 Walker Road
PARCEL ID: 6115000004
ZONING: RR-5
ACREAGE: 20.18 AC

REQUEST

Approval of a Site Plan approval for internal and external facility improvements authorized by special use permit PCD File No. AL-20-13 approved April 6, 2021. Approval included the extension of a waiver from parking lot paving requirements. No new or additional lighting is proposed with the planned facility expansions. The applicant requests approval of an Alternate Landscape Design to accept the existing mature vegetation as an alternate fulfillment of the applicable landscaping requirements. No new or additional landscaping is required or proposed for the site. The site is densely forested and existing trees and ground cover meet all required landscape buffer and screening requirements. Specific justification is provided at the end of the letter of intent.

The special use permit authorizes the following building improvements to for the approved uses shown on the Site Plan:

- Addition of four (4) guest rooms (2 main level and 2 lower level) to existing structure for a maximum room count of 28
- 2,000 SF* assembly/multi-purpose room (*Final constructable design $\pm 2,178$ SF)
- 2,000 SF outdoor pool and shelter enclosure
- Addition of second unenclosed/unsheltered inground outdoor pool and outdoor spa
- New 32' x 32' x 16' Porte-cochere
- additional parking spaces

The development plan also includes the following site improvements that were not included in the special use site plan map:

- A new $\pm 2,338$ SF Assembly addition
- A new $\pm 1,551$ SF east covered ground level patio
- A new $\pm 2,079$ SF covered carport and entry located at NE entrance of the building
- A new $\pm 2,634$ SF west ground level patio

The improvements total $8,602\text{SF}\pm$ ($0.20\text{AC}\pm$) or increases the impervious area by 0.98% to the overall site.

Notation of Approval #2 states the following:

Special use approval includes conditions of approval and the accompanying site plan drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.

The applicant requests these improvements not be considered as substantial expansion, enlargement, intensification, or modification to the approved special use permit and special use site plan. The covered (unenclosed) patio has been added to provide recreation and gathering opportunities for guests as a measure to meet potential social distancing requirements in response to the ongoing Covid pandemic.

The partially enclosed outdoor trash and storage area is proposed as an operational safeguard to provide facility and personnel safety against wildlife with refuse and against inclement weather interference storage prior to professional removal and to protect items associated with facility maintenance and operational needs.

The inclusion of these improvements will not have the effect of enlarging facility occupancy nor increasing the amount of water/wastewater demand beyond what was reviewed, determined, or otherwise approved with the special use permit.

The main facility which houses guest, assembly, and dining rooms has the physical appearance of a large custom residence nestled within a dense forested property

screened from adjacent public rights of way and from views from adjacent properties. Previous and proposed structural modifications are residential in character to preserve a residential character of the facility. All uses and structures on the site are buffered from adjacent property views by dense forest which provides 300 to over 500 feet of screening to mitigate noise and visual impacts to adjacent properties.

EL PASO COUNTY WATER MASTER PLAN (WMP)

The property is located within Planning Region 2 as depicted on the El Paso County Master Plan Planning Regions Map. Water will be supplied via an on-site well (Reissued Permit # 86024-F). the well permit was approved pursuant to CRS 37-90-137(4) on the condition that the well is operated in accordance with the decree and augmentation plan approved by the Division 1 Water Court in Case Nos. 13CW0019 and 21CW3019. The well permit and augmentation plan have been included with the submittal for reference.

The use of groundwater from this well is limited to:

- o in-building commercial use
- o one single-family residence
- o irrigation of up to one-half acre of lawn, garden, trees,
- o storage and use in a water feature (0.6 AF/Yr)
- o use in a swimming pool, sauna, and spa
- o **Total average amount of groundwater to be appropriated shall not exceed 5.5 AF/YR**

Uses	Annual Amount
In-building commercial use	3.5 acre-feet
One single-family residence	0.4 acre-feet
Irrigation of up to half an acre of lawn, garden, and trees (21,780 square feet)	1 acre-foot
Storage or use in a water feature	0.2 acre-feet
Use in a swimming pool, sauna, and spa	0.4 acre-feet
Total	5.5 acre-feet

No stock watering of domestic livestock or animals occurs on the site or in connection with the use(s) thereon.

Per recommendations from the Colorado State Engineer’s Office, an amended augmentation plan and well permit have been obtained to serve the proposed uses, which is consistent with the following policies from the Water Master Plan:

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

Policy 6.0.2 – Encourage developments to incorporate water efficiency principles

All new landscaping (voluntary) shall be xeric or otherwise drought tolerant which may be watered with non-potable or otherwise repurposed water supplies in a manner consistent with the following WMP Policies.

Policy 6.1.3.1 – Encourage new developments that incorporate water conservation techniques such as xeric landscaping.

Policy 6.1.3.3 – Encourage sustainable landscaping that is tailored to the variations of climate zones across the County.

Proposed Traffic Impacts

Planned site improvements are not anticipated to generate significant transportation impacts. Transportation to and from the site is the responsibility of guests. Transportation to the facility by guests occurs through a combination of individual vehicles, carpooling/ride sharing, commercial or private transports (such as privately contracted charter/group transport services), airport shuttles (from Colorado Springs Airport) and similar group transport services. The Hideaway does not provide transportation or charter services. No off-site parking is provided. All facility activities and uses are planned to be served by the on-site parking within the designated spaces.

Deliveries are generally limited to single-axel food service deliveries approximately three (3) times per month, weekly trash removal service, and 2-3 parcel deliveries per month.

Previous daytime guests were limited to 92 persons. The current special use permit authorizes a maximum facility occupancy of 120 persons. The special use approval found that the addition of 4 guest rooms and an increase in daily occupants by 28 persons was not anticipated to significantly impact Walker Road and the surrounding road network. It is still anticipated that event participants will utilize carpooling, ride sharing, or charter transport to the facility thereby reducing the number of projected ADT. Daily ADT will not exceed thresholds that dictate the need for offsite improvements.

The 2009 special use estimated 68 ADT based on 100 guest and a Guest Vehicle Trip Generation rate of: # guests/2.5 occupancy trips/day (100/2.5=40) **plus (+)** 4 caretaker dwelling trips **plus (+)** an estimated 20 employee trips/day **plus (+)** 4 delivery trips/day;

Maximum estimated ADT= 68 (per 2009 approval). (Note: analysis performed by LSC transportation Consultants, Inc, in a traffic letter dated 11/16/2010)

The proposed expansions increase the daily guest number by 20 (120 max guests) increasing the Guest vehicle Trip Generation from 40 to 48 (net increase of 8 ADT). Proposed trips generated by the current 2020 expansions from 68 ADT to 72 ADT. The net increase of 8 ADT will not create a significant impact on the surrounding transportation network, nor trigger the need for any offsite roadway or access improvements.

Required Landscaping Setbacks and Buffers and Alternate Landscape Design

The development plan identifies a 20’ roadway landscape buffer against the Walker Road frontage and 15’ non-residential/residential use buffer against the RR-5 and RR-0.5 zoned properties to the east, south, and west of the site. Per the Code, 31 trees are required within the roadway buffer at a ratio of 1 tree/25 linear feet of roadway frontage (767.12’ frontage/25 = 30.6 trees). Against the eastern, southern, and western boundaries, 1 tree/25 linear feet is required within “use” buffer area. A total of 45 trees are required along the eastern 1115.87’ boundary, 30 trees are required along the 738.19’ southern boundary, and 47 trees are required along the western 1169.99’ boundary.

The applicant is requesting approval of an alternate landscape design to the existing mature trees on site more than exceed the required number of buffer trees required. the applicant requests that the existing tree cover be counted to satisfy the various categories of landscaping buffer requirements.

The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided:

- ***The proposed landscaping meets the purpose of this Section,***
The existing tree mature tree cover promotes a highly visual positive roadside image provides shade throughout the property, reduces heat, lighting glare, and noise. the existing tree cover exceeds the minimum planting requirements and extends beyond the standard landscape setback buffers.
- ***Promotes the concepts contained in the Landscape and Water Conservation Manual,***
The existing tree cover does not require additional water resources to establish and/or maintain. Existing tree cover includes species that are native to Colorado and are present in the adjacent and surrounding Black Forest community.
- ***Provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section.***
The quantity, maturity, and density of the existing tree cover provides an equivalent or greater benefit to the community because it exceeds the amount of landscape buffer trees than would be required on a non-forested site that only provided the minimum tree plantings at the required buffer/setback areas and internal requirements.

- ***This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.***
The request does not solicit elimination or diminishment of the requirements, but rather requests recognition that the existing site conditions meet or exceed the requirements of the Code.