

16735 Happy Landing Drive

Letter of Intent (Dimensional Variance)

July 2023

Owner/Developer: Happy Landing Drive LLC
16735 Happy Landing Drive
Colorado Springs, CO 80921
(719) 332-3578

Applicant: Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

SITE LOCATION: 16735 Happy Landing Drive

SIZE: 17.36 Acres

ZONING: RR-5

TAX SCHEDULE NUMBER: 6120001053

INTRODUCTION: The owner seeks a variance from dimensional standards for the construction of a private ice rink which will necessarily be larger in size than the residence that will be placed along with it on the site. The private ice rink is proposed to be 220' by 100' in size and will be placed in the northern portion of the site, offset a bit under 100' from the north property line. The residence would be placed about 40' south of the rink. The location of the proposed residence is also shown on the site plan. The site has existing water, sanitary and electric services. Access will be obtained from an existing asphalt road which connects to Happy Landing Drive.

PROPOSAL: The application covered by this Letter of Intent includes a Variance of Dimensional Standards for a proposed private ice rink on a lot zoned RR-5.

EXISTING AND PROPOSED FACILITIES: There is an existing 40' by 40' barn and asphalt road on the site. The road will remain but the barn may be removed. A private ice rink and residence are proposed for this site and shown on the site plan.

WAIVER REQUESTS: No waivers are requested as part of this plan.

TRANSPORTATION: The site will be accessed from an existing drive.

TRAFFIC: Traffic generation will be low and a traffic memo will not be required for this project. The site is a private residence with a private ice rink. Per ECM Section B.1.2.D, a traffic impact study is not required if “(1) Daily vehicle trip-end generation is less than 100; (2) there are no additional proposed minor or major roadway intersection on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 100 daily trip end; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.” The project meets all of this criteria.

UTILITIES: Utilities for the site will include an existing individual well and existing onsite septic system. No connections to municipal water or sewer services are proposed. Due to the site being outside CSU’s Electric Service Territory, connecting the site to a municipal sewer and/or water system is not required. Electric services exist on site.

OVERLAY ZONING: No overlay zoning applies to this site.

CRITERIA FOR APPROVAL:

Board of Adjustment Dimensional Variance(LDC Section 5.5.2):

- ***The board of Adjustment may also grant variances from the strict application of any physical requirement of this Code base upon equitable consideration, finding that the burdens of strict compliance with the zoning requirement(s) significantly exceed the benefits of such compliance for the specific piece of property and;*** Strict compliance with the zoning requirements would not allow a private ice rink to be built because the size necessary to build the rink is going to be larger than the footprint of any reasonably sized residence.
- ***The variance provides only reasonably brief, temporary relief; or*** Not applicable to this project.
- ***The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipate impacts or serve as a reasonably equivalent substitute for current zoning requirements; or*** The site is large and well-screened by trees making impact to neighboring lots minimal. The proposed ice rink is private so increased traffic is not expected.
- ***Some other unique or equitable consideration compels that strict compliance not be required.*** Not applicable to this project.