

EL PASO COUNTY
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

May 9, 2024

RE: 6902 Juniper Dr – Special Use Agricultural Exemption

File: AL242

Parcel(s): 5217004001

Steve Schleiker

10/01/2024 11:23:00 AM

Doc \$0.00

Rec \$33.00

5

Pages

El Paso County, CO



224077473

This is to inform you that the above referenced request for approval of a Special Use application for a Personal Riding Arena located at 6902 Juniper Dr. was **approved** by the Planning and Community Development Director on May 9, 2024. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (as amended).

This approval is subject to the following condition and notations:

CONDITION OF APPROVAL

1. Approval is limited to the Personal Riding Arena, as discussed and depicted in the applicant's letter of intent and site plan drawings.

NOTATIONS

1. Special Use approval includes conditions of approval and the accompanying site plan and elevation 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.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Special Use is discontinued or abandoned for two (2) years or longer, the Special Use shall be deemed abandoned and of no further force and effect.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact me at (719) 520-6442.

Sincerely,

Meggan Herington, AICP, Executive Director
El Paso County Planning and Community Development Department
File: AL242



Letter of Intent

From:

Nicole R. Eister

(719)433-3531

nsimpson2@yahoo.com

Property location:

6902 Juniper Dr.

Colorado Springs, CO 80908

Schedule # 5217004001

Zoning: RR5

PCD file No. AL242

To whom it may concern,

I am submitting a special use application to build an indoor riding arena. This will be an agricultural building for private use.

The building will be 80'x200'. Due to the size of the building, a special use is required. The indoor riding arena is an allowed use in the RR-5 zoning district.

The total disturbed area is less than an acre, and the volume of soil disturbed is less than 500 cubic yards. This is not part of a larger common development plan, so a drainage report is not required for this project.

This riding arena will be for personal use to ride, train and exercise my horses in a safe environment protected from weather.

- The special use is generally consistent with the applicable Master Plan;
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;

***Property is a large lot in a rural residential area. There are several horse properties in the area and indoor riding arenas are common in the community.

- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;

***This riding arena will be for private use and will not burden public facilities or services. The building is 100% steel therefore has a low fire risk.

- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;

***The riding arena will be for private use and will not increase traffic and the property has existing adequate, legal access.

Special use meets all the criteria of the ECM Appendix B.1.2.D therefore a Traffic impact study is not required

- Riding arena is for private use and not open to the public and will not generate any additional vehicular, pedestrian, or bicycle traffic.

- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;

***The riding arena is for private use will not produce any air, water, light, or noise pollution.

- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or

***The riding arena will be used privately for training and exercising horses. We are insured and equine activities will be at our own risk and will have no effect to the public health, safety and welfare.

- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

***The riding arena will be for our personal use and will conform to all County rules, regulations or ordinances.

- The existing floodplain is on the very north side of the lot over 500' away from the proposed building. The building is at a higher elevation and will not impact the floodplain.

- The proposed use will not adversely impact adjacent properties or existing drainage patterns. The drainage flows north to Burgess Creek and west to a culvert that runs beneath Black Forest Road. The location the building will not have an impact on the flow.

- Applicable overlay zoning

Place type - Large lot residential

Key area - Forested area

Area of change - Undeveloped

Thank you,

Nicole R. Eisler

