

Special Use - Event Center

Letter of Intent

September 26, 2023

PCD File No: Pending

MC3 Investments LLC

13625 Noah Abel Point

Calhan, CO 80808

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Traffic Engineer: Galloway US, Brian Horan

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Greenwood Village, CO 80111

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Tax Schedule No: 2200000604

Acreage: 40 Acres

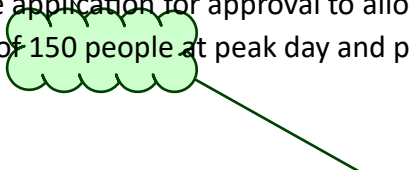
Zoning: A-35

Request:

A request to allow for special use to hold gathering type events such as weddings, religious ceremonies, parties, and reunions with up to 44 vehicles on site on the peak hour and peak day.

Site Location, Size, Zoning:

MC3 Investments LLC, is submitting a special use application for approval to allow for an event venue, which would accommodate a maximum of 150 people at peak day and peak hour.



This appears an underestimation for the type of use requested. Please reexamine this number.

The site of the future event center building and grounds, to be referred to in this document as Spendlove Hall, is located on the northern side of HWY 24 approximately half way between the cities of Peyton and Calhan. The 40-acre property is zoned as A-35. Currently, the consists of raw land with well and storage shed. The well on-site is approved at capacity.

Please discuss the second structure listed on the site plan.

The event venue will consist of one main building, parking area, new road to the parking area, and eventual development of outdoor gathering space of trees and lawn. The building will consist of approximately 5,500 sq ft to include one large banquet room, two preparation areas, a welcome space, office, kitchen, and restrooms in accordance with code requirements. The venue building will be constructed approximately 260 feet north of the property line bordering highway 24 with the parking area to be located no closer than 144 feet north of the same line. There will then be a minimum distance of 129 feet from the parking and building structures as well as future outdoor lawn space to any bordering properties to the west, north, or east, providing ample buffer from neighboring properties for any potential noise or commotion occurring during use of the event space. Approximately 80% of all activities planned will occur within the building itself, also limiting any disturbance to the surrounding area. Approximately 20% of the time, the outdoor area will be used primarily in the summer months and for wedding ceremonies. Upon developing the outdoor space, a multitude of trees and screening such as fencing will be installed to allow for privacy from highway 24 as well as any homes within sight. This will serve a dual purpose of screening sound and sight from those at the venue outward as well as those outside of the venue inward.

The proposed special use is compatible with the existing approved uses for A-35 properties and the surrounding rural uses and is consistent with the Your El Paso Master Plan. 13625 Noah Abel Point is surrounded by properties zoned A-35. As noted via the building description below, the venue itself will be consistent visually with surrounding barns, outbuildings, and residences and of a similar size.

When considering the impacts of an "Business Event Center" use such as Spendlove Hall it is important to recognize that the applicable zoning, which is A-35, allows a number of uses that have the potential to cause similar or even more prevalent impacts on existing uses in the same neighborhood.

These allowed uses include:

- Agritainment
- Agricultural Stand
- Dairy
- Educational Institution, Public
- Emergency Facility, Public
- Farm
- Kennel

- Livestock Sales Yard
- Nursery, Wholesale
- Public Building, Way or Space
- Public Park and Open Space
- Religious Institution
- Riding Academy
- Stables, Commercial or Private

This statement is incorrect. Please remove.

Each of these permitted uses have the potential to generate impacts associated with dust, noise, odors, and additional vehicle trips and can result in large gatherings of customers and employees. The Land Development Code does not limit the hours of operation, total vehicle trips, number of vehicles at any given time, or scope and scale of the above listed permitted uses. The Code permits each of the uses without imposing limits due to traffic or the number of attendees. The proposed use is less impactful than the above listed permitted uses due to the demand being focused to mainly summer and weekend use. The traffic generated by the use is primarily passenger vehicles and not heavy equipment or livestock trucks.

The criteria to be considered for special use approval are noted below.

This is subjective and case-by-case. Please remove.

Please reevaluate this argument.

Some of the uses you listed are allowed by right while business event center is allowed only as a special use.

When approving a special use, the following criteria may be considered:

- The special use is generally consistent with the applicable Master Plan;

The event venue to be built will not impact any of the surrounding land in a manner incongruent to the master plan or other pre-approved uses such as those previously listed for A-35. The allowed uses for the property include facilities of a similar manner and impact to those previously listed for A-35. The proposed use will be in visiting in temporary in temporary venue such as in temporary venue such as stands, and riding academies. facilities, agricultural

In this paragraph please provide justification for the application and how it will be in compliance with the master plan.

<https://el Paso.Hlplanning.com/pages/documents>

- 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;

Please add a discussion how the land use (business event center) will be in harmony with the character of the neighborhood and generally compatible with existing/allowable land uses.

It would be helpful to mention similar land uses in the area or lack of/need specific land use.

The future building will be constructed in an architectural manner consistent with rooflines, materials and gables similar to surrounding rural barns, outbuildings, and residences. Building materials to include but are not limited to metal, wood, concrete, and stone. A rendering of the basic version of this building is demonstrated below, courtesy of DC Structures.



- 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;

Noted in the traffic study, traffic on HWY 24 will not be hindered by special use approved at 13625 Noah Abel Point. Any nearby public facilities may be accessed as usual via the exit onto the HWY eastbound or westbound.

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

The event center at 13625 Noah Abel Point is accessed directly off of HWY 24. The traffic study of this area shows that additional trips down the highway will not cause any congestion or traffic hazards in the area. The initial entry to the property is concrete with a wide enough birth for two cars to pass side by side for easy entry and exit from the property. The turn onto Noah Abel Point provides access to four total plots of 40 acres each. 13625 Noah Able Point includes easement access to the other three properties by turning west immediately after exiting from HWY 24. Spendlove Hall will include a new access road that will break to the east toward the event building once turning off of the highway. In this way, any traffic for Spendlove Hall will be kept separate from anyone accessing the parcels via the west turn.

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

Please discuss typical hours of operations/how late event will go for. Will there be noise mitigation for late night events?

If the special use is approved, the site development plan for the construction of Spendlove Hall and any associated structures will include compliance with all local laws and regulations, to include those associated with air, water, light, and noise pollution.

Is there intent to serve liquor/food? Please discuss.

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

Upon special use approval, a site development plan will be submitted, showing compliance with all applicable sections of the Land Development Code. Items among submission will include a landscape plan, parking area plan, grading and erosion control, and drainage report.