

Special Use - Event Center

Letter of Intent

September 26, 2023

AL2326

PCD File No: Pending

MC3 Investments LLC

13625 Noah Abel Point

Calhan, CO 80808

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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 58 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 approximately 120 people at peak day and peak hour.

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 property consists of raw land with well and storage shed. The well on-site is approved at commercial capacity.

The event venue will consist of one main building, parking area, new road and eventual development of outdoor gathering space of trees and lawn consist of approximately 5,500 sq ft to include one large banquet room, a welcome space, office, kitchen, and restrooms in accordance with code. The venue building will be constructed approximately 260 feet north of the highway 24 with the parking area to be located no closer than 144 feet north. There will then be a minimum distance of 129 feet from the parking and 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.

Trees take a very long time to grow and mature, some take decades.

In the mean time, please explain what you will be doing for noise mitigation?

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 proposed use will be consistent visually with surrounding barns, outbuildings, and residences and will be of a similar size.

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

**This comment still has not been resolved from submission number 1.**

Reevaluate this argument.

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

Other allowed uses do not justify your proposed special use.

Which approved uses are you referring to? File AL233 is an example to review.

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

Specifically, how will you be mitigating these issues? Dust tends to be an issue in eastern EPC, especially on a high traffic dirt road.

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 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.

**Criteria.** In approving a special use, the following criteria may be considered:

Lets schedule a meeting to discuss this.

- 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 Master Plan shows possible new industrial areas bordering HWY 24 stopping just East of McClelland Rd. (<https://el Paso.hlplanning.com/pages/map-social>) Our request for a non-industrial use, will align more with the Peyton Downtown Revitalization, in such, a nice place to hold an event. Our guests could then visit this area as well as Calhan, which in turn will boost the local economy. As the Master Plan states in the Peyton Downtown Revitalization, ("This is not to re-gentrify, but more to **economically revitalize.**") is the goal. The allowed uses for this land and that of the surrounding area include facilities of a similar manner and impact to an event venue in which people and vehicles will be in visiting the property for a matter of minutes or hours within a day, resulting in temporary gatherings. The most prevalent examples comparable to a small event venue such as Spendlove Hall include religious institutions, kennels, public education facilities, agricultural stands, and riding academies.

- The special use will be in harmony with the character of the neighborhood, and generally be compatible with the existing and allowable land uses in the surrounding

5.3.2. Special Use (A) Purpose. The purpose of the special use process is to address potential impacts of certain land uses on existing and allowed uses in the same neighborhood. The special use process considers the location, design, configuration, intensity, density, natural hazards and other relevant factors pertaining to the proposed use.

The future event center 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. You can visit the website for Tex Ranch (<https://www.texranchweddingvenue.com/>) as it is comparative to the setup with it being zoned A-35. There are similar locations of our location at 21275 US-24, Peyton, CO 80831 A rendering of the base building is demonstrated below, courtesy of DC Structures.



Calhan Fire Dept has yet to comment. It would be best to ensure the FD has no concerns regarding providing service to the new commercial use. Let me know if I can facilitate a meeting.  
linmiller@calhanschooldistrict.org(719) 347-2540

- 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 **Noak** 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.

Same comment as page #2.

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

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. Noise mitigation will be handled with the placement of trees throughout the property. Hours of operation are estimated to be Sun-Th 9am – 9pm Fri-Sat 9am – 12am Any food or liquor will be provided by the guests and the catering company they have hired.

- 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.