

**Letter of Intent (LOI), Site Plan Letter (SPL), Criteria of Approval Letter (CAL)**

Included in this document are:

- Letter of Intent (LOI)
- Site Plan Letter (SPL)
- Criteria of Approval Letter (CAL)

## Letter of Intent (LOI)

Owner: Richard & Winifred Holmes

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Property Address: 16888 Elbert Rd, Peyton, CO 80831

Parcel: 4122000002

Zone: A-35

The area is rapidly growing and the new needs for additional services.

- Per the El Paso Master Plan: 2 miles south of the parcel (south of Murphy Road) is now Suburban Residential Placetype zoned properties targeted for new development. Also, directly 1 mile east of the parcel are existing Large-Lot Residential Placetype properties. As this area continues to be developed, the Business Event Center (along with follow-on services TBD) will be able provide the beginning of services that this new area will desire and need. As the parcel fronts Elbert Road, providing services along Elbert Road (a major road) makes sense.
- The Business Event/Community Center will provide a place for people to gather for activities, recreation, and entertainment without having to travel 20-30 miles as well as offering classes during week days.
- The Bed & Breakfast (B&B) allows guests to attend events that can occur over several days thus eliminating the need for long-distance travel to/from the events.
- The Event/Community Center and B&B are use variances identified in Table 5.1 in the Land Development Code (LDC) as Special Uses.
- During weekend days, the Business Event/Community Center is to host events up to maximum of 50 people. The events to occur on weekend days and include, conferences, weddings, shows, music events, dinner theater, etc. Food & alcohol services would be available for the events.
- During week days, the building is used for classes in math, sciences, and performing arts.
- The B&B to have a maximum of 12 rooms. This is maximum allow per the Special Uses Table 5.1. The guests would primarily be those wishing to stay for multi-day events or entertainers needing place to stay for their weekend events.

The B&B would also allow guests simply wanting to get away from the city.

## Site Plan Letter (SPL)

Date: 2023-Oct 15

Parcel #: 4122000002

Zone: A-35

Size: 37.47 Acres

Location: 16888 Elbert Road, Peyton, CO 80831

Open Space: 80%

3 Existing Dwellings and 1, 4-car detached building

Adding Special Uses (per Table 5.1 in Land Development Code)

6,000 sq ft Business/Community Event & Learning Center

8,000 sq ft Bed & Breakfast, 12 rooms

On-site Wastewater treatment is max 2,000 gal/day

Utilities:

1. Electricity supplied by Mountain View Electric Association (MVEA), some electricity is generated from Solar power. There are 2 MVEA transformers on the parcel to distribute electricity to metered connections. MVEA to add new facilities to support the Special Uses.
2. Water is sourced from wells on the properties. Currently, there are 2 wells in operation. Another well to be added to support the Special Uses.
3. Gas: Natural gas service is not available. Where needed, propane gas service to be added.
4. Telephone: Service provided by Century Link, however, mobile phones have replaced land-line telephone connections.

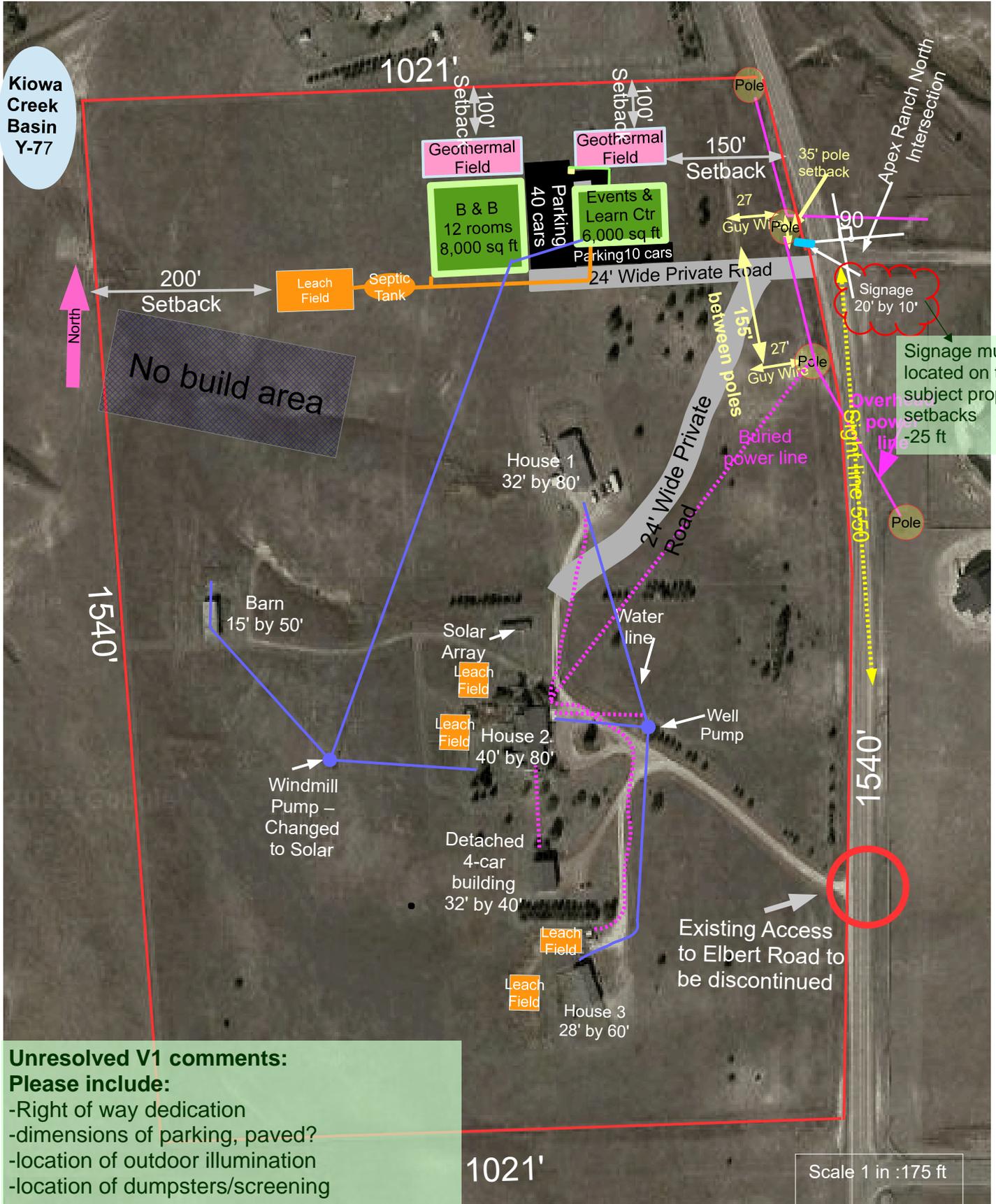
Natural/Physical Features: Approximately 1 acre on northwest corner has a wildlife designation. Also, the Kiowa Creek Basin Y-77 is adjacent to the northwest corner of the property. No other sensitive area or features present.

Community outreach: Notice of intent sent to adjacent property owners in March 2023

Traffic impact: Currently there are 3 homes on the parcel. With adding Business Event Center and Bed & Breakfast, the Average Daily Traffic (ADT) is:

- Week day additional 75 ADT
- Weekend day additional 112 ADT

# Site Map



No build area

Signage must be located on the subject property's setbacks -25 ft

**Unresolved V1 comments:**  
**Please include:**  
 -Right of way dedication  
 -dimensions of parking, paved?  
 -location of outdoor illumination  
 -location of dumpsters/screening

Scale 1 in :175 ft

These items need to be depicted on the site plan

Scale drawing 1 in : 175 ft

ROW: No ROWs. However, Mountain View Electric has 300' by 20' easement on the north-east corner of parcel running along Elbert Road hosting their 3, 3-phase power line poles.

Fencing: existing barbed wire fence is only parcel boundary lines. 6' fence/screen to surround the dumpster area that is at the rear of the Business Event Center.

Side walks: no sidewalks are needed or proposed

Parking: Total of 7,000 sq ft. to support parking spaces. 10 ADA paved spaces in front of the Events Center and 10 ADA paved spaces in front of the B&B, total 20 paved spaces, with 26 spaces in graded areas.

Lighting:

- 2, 16' pole height LED lights with 40,000 lumens on north and south ends of parking area
- Outdoor security lights on outside of each building 1,000 lumens

Dumpster/Screen: see building plot for locations located on the rear of the Event Center

Traffic Ingress/Egress: located at the intersection of Elbert Road.

Open Space: 92% of the parcel. Total size of all buildings and roads ~80,000 sq ft (2 acres). Total parcel size is 37.5 acera.

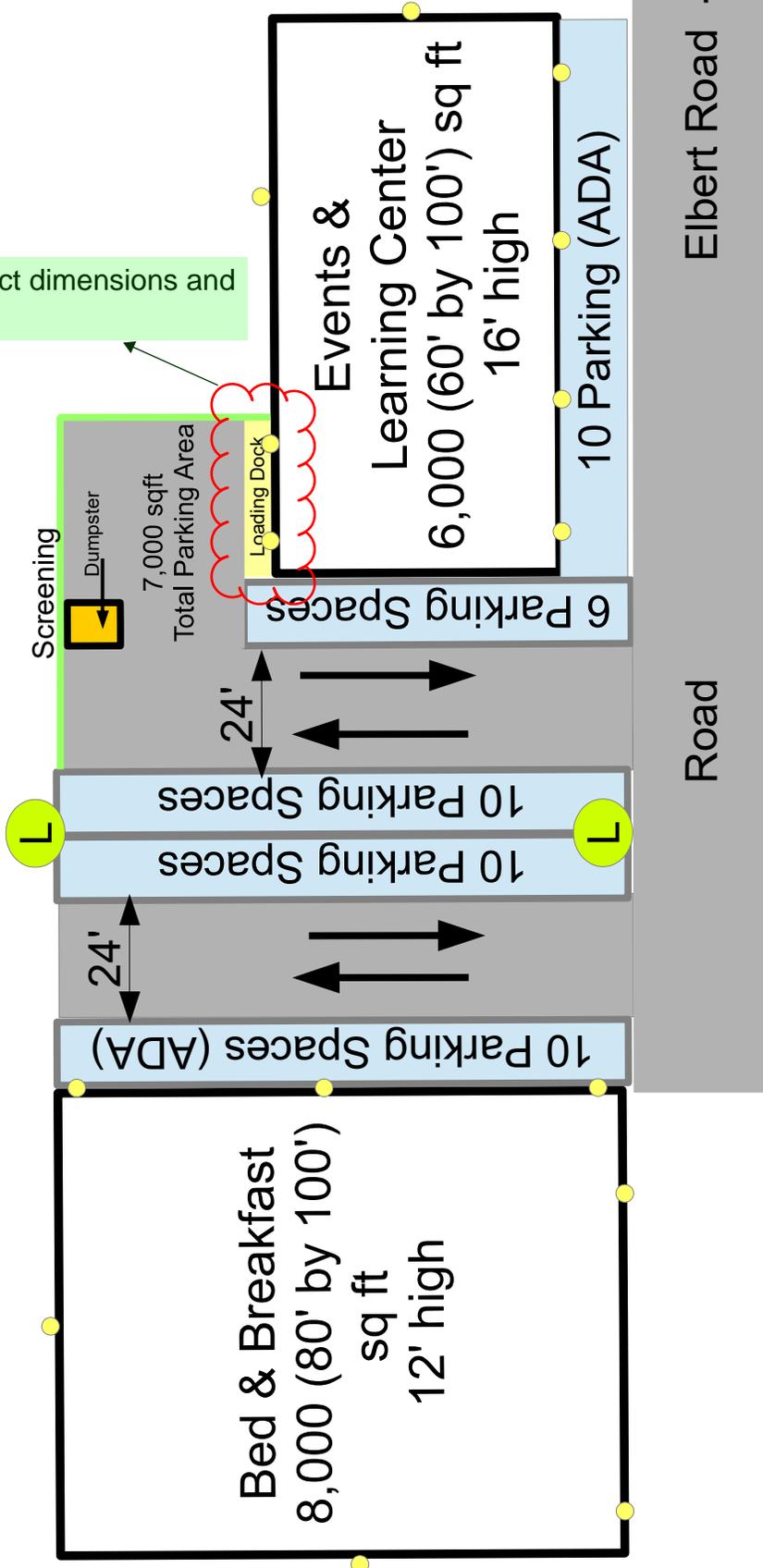
Required parking, 46 spaces:

- 30 spaces for Event Center
- 16 spaces for B&B

See the following page for layout of the buildings, parking, lighting, road access, etc.

Please depict the dimensions of the parking spots

Please depict dimensions and screening



- L** = LED Street Lighting 16' high  
40,000 lumens
- = Outdoor Security Lighting  
1,000 lumens

## **Criteria of Approval Letter (CAL)**

For a A-35 zoned property, Table 5.1 of the Land Development Code (LDC) allows for the Special Uses of Bed and Breakfast (B&B) and Business/Community Event Center. The B&B is allowed up to 12 rooms. The LDC does not set attendance size for Event Centers, however, this project limits attendance size to 50 people plus staff. Attendance size is determined by Traffic Impact Study (TIS)

These special uses are to provide local residents with a place to gather. In addition, regular math and performing arts classes to be held during week days while community events would occur on weekend days.

### **Traffic Impact Study (TIS)**

The TIS shows the Average Daily Traffic and Peak Traffic will increase, however, not enough to require adding to left or right turn lanes on Elbert Road. When it becomes desirable to increase the number attendees to events or other Special Uses are to be added, another TIS will be done to determine if any improvements to Elbert Road are needed to handle the additional vehicle traffic.

### **Vehicle Traffic**

Vehicle traffic is by way of Elbert Road, a major arterial roadway, so as not impact minor roads or neighborhood roadways. A 30' wide private road to be constructed to support the vehicle traffic to/from the buildings and Elbert Road.

### **Waivers**

#### ***1) Private Road***

The internal road is to be a 30' wide private road, maintained by the property owner.

#### ***2) TIS Engineer Approval***

This project is specifically sized to no require any improvements to Elbert Road, such as left-turn or right-turn lanes.

SMH Consulting conducted the vehicle traffic counts in March 2023 and then dropped out of the project. I hired another, Sustainable Traffic, and they quit too. After reaching out to 5 other TIS companies/consultants, none were interested in completing the TIS as it was too small and not worth their time. So, the owner, compiled the TIS following the requirements in the following documents:

El Paso County Engineering Design Manual, Revision 6 (Appendix B)

High Capacity Manual, Transportation Research Board, National Research Council

El Paso County Land Use Guidelines

Using the TIS the collected traffic count data, the calculated amount of vehicle traffic generated by the special uses (Events Center and B&B), and Elbert Road's current Level of Service to determine the vehicle impact. The TIS shows that the project's generated vehicle traffic will not require any improvements to Elbert Road. As the project is small, accept the Owner submitted TIS – Memorandum, without engineer seal. If there is additional information needed in the TIS, contact Richard Holmes (Owner) to remedy.

### **Building Construction**

There are to be 2 buildings, Business Event/Community Center and Bed & Breakfast.

The Business Event Center is to be of steel-frame construction with foundations, heat/AC provided via ground geothermal, and electricity primarily sourced from solar power.

The B&B is to be a modular construction with 12 guest rooms, common area, and kitchen. Heat/AC provided via ground geothermal, and electricity primarily sourced from solar power.

Both buildings to share the same septic system and water source.

### **Business Event/Community Center**

The building is to be 6,000 sq ft, mostly open inside with small stage, 2 small meeting (300sq ft) rooms, and a kitchen and 2 ADA compliant restrooms.

Weekend days (Fri evening, Sat, Sun), the center will host events such as entertainment, dinner theater, community events, meetings, movie nights, open mic nights, magic shows, art/crafts fairs, & parties. Food and alcoholic beverages to be available for these events.

Week days (Mon-Fri) host learning center activities to include Science, Technology, Engineering, and Math (STEM). Food and non-alcoholic beverages to be available.

Weekend days event size is limited to 50 people. Scheduled events are “ticketed events” so as to control the number of attendees.

Week day class sizes are limited to 5 students per hour.

### **Bed and Breakfast (B&B)**

The B&B to have 12 rooms, a common area, and kitchen. The purpose is to provide a place for guests, staff, speakers, actors, musicians, etc that are attending or participating in the events to have a place comfortable place to stay.

The rooms are to be approximately 500 sqft each with their own bath & bedroom.

Common area and kitchen to be approximately 2,000 sq ft.

### **Parking**

Parking sized for 46 parking spaces, with handicap parking for the Business Event Center and B&B. Overnight vehicle parking only permitted for B&B guests.

### **Air Quality Impact**

No gas appliances are planned for the facility. This includes using geothermal as primary heat source. This is to ensure the area's air quality is not impacted. No other activities would impact air quality.

### **Water**

Available water resources has been confirmed by obtaining a Determinate of Water Rights from the State of Colorado allowing for 19.2 acre feet of water per year from the Denver Basin on a 300-year basis. The water source is in Region 4a of the El Paso County Water Map is project to see significant growth by the year 2060. If needed, a water well that accesses the Denver Basin to be drilled and pump installed to support both buildings.

1 acre feet of water is 325,851 gallons of water

19.2 acre feet of water is 6,256,339 gallons of water

At a maximum use of 2,000 gal/per day, the water extracted would be a maximum of 730,000 gallons per year. This is 12% of the allowable use.

As the per the El Paso County Water Plan:

“Water production from Denver Basin wells in this region may not be economically sustainable in the long term, depending on local aquifer conditions.” By the year 2060, is when this projected to happen.

There is an existing second well that accesses the Upper Dawson aquifer with a annual appropriation of 27.1 acre feet. The second well to be converted from wind to solar powered. Then run a underground water line to the buildings. A 200-500 gal storage & pressure tank to be installed in the buildings to provide enough water during times when the sun is not available. This would avoid having to drill another (third) well on the parcel.

**Septic/Wastewater**

Septic/waste water treatment is limited to 2,000 gal/day so as to not impact area's water quality and remain within the El Paso guidelines for onsite wastewater treatment (OWTS). This septic tank & leach field system provides a primary wastewater treatment to eliminate 50 to 60% of the suspended solids. This allows the rest of the fluid to be distributed to the leach field and eventually back into the aquifer.

**Noise**

All activities are indoors and subsequently would not add to the noise in the area.

**Lighting**

For safety and security reasons, sufficient lighting will be needed for the building's entrances and parking area. Site Plan has light specifications.