

Letter of Intent: Variance of Use

Date: 3/19/26

Project: Proposed Contractors Equipment Yard (Variance of Use)

Owner/Applicant Information:

- **Name:** Ryan Hollamby
- **Phone:** 719.332.8849
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Property Information:

- **Address:** 15197 Golden Acres Point Peyton, CO 80831
- **Tax Schedule Number:** 4200000457
- **Current Zoning:** A-35
- **Lot Size:** 40 Acres

Project Description & Request

This letter serves as a formal request for a Variance of Use to allow for a Contractor's Equipment Yard on 15197 Golden Acres Point, Peyton, CO 80831. The proposed accessory use will consist of including the outdoor storage of materials, supplies, vehicles, and equipment. The project is designed as an integrated, low-impact operation where the Contractor's Equipment Yard serves not only our landscaping business, but as a critical support component for the primary agricultural use of the site as a Wholesale Garden Center.

Analysis of Criteria for Approval (Chapter 5) of the Land Development Code

- **Peculiar and Exceptional Practical Difficulties or Undue Hardship** Strict adherence to A-35 standards prevents the reasonable use of this property. The land's location serves as a natural transition point between high-traffic corridors and rural zones; however, current zoning does not allow for this 'transitional' reality. The inability to utilize the site for a Contractor's Equipment Yard—a use that requires minimal permanent infrastructure—deprives the owner of a viable use for the land while filling a critical service gap for the Falcon/Peyton construction industry.
- **Compatibility with Surrounding Area and Character of Neighborhood** The Peyton region is characterized by a "service-rural" blend of agricultural operations and home-based service businesses—the proposed use is highly compatible with this character: The proposed Contractor's Equipment Yard is sought as an accessory use. A total of 19 acres is designated for dual use as a Wholesale Garden Center and an accessory Contractor's Equipment Yard. This 19-acre portion will serve as the operational hub for the Wholesale Garden Center for selling trees/plants/landscaping materials to contractors, while also providing the critical storage for our equipment. This is leaving approximately 52% of the 40-acre parcel for the growing portion of the primary

Wholesale Garden Center. This is consistent with the "service-rural" characteristics of our area, many surrounding parcels engage in similar land-intensive activities, such as livestock management and large-scale ranching equipment storage. The project supports the health, safety, and welfare of the community by providing a localized base for services essential to the ongoing development of the Falcon/Peyton region.

- **Compliance with Air, Water, Odor, or Noise Standards** The project will strictly adhere to all County and State environmental standards. Operations are restricted to working hours, dust is mitigated via professionally installed recycled asphalt and crushed concrete surfacing, and a "Grading and Erosion Control Plan" will be maintained to prevent sediment runoff. No materials will be processed on site, simply stored.
- **Impact on Wildlife or Wetlands** A review of the site indicates no known wetlands or critical wildlife habitats. The low-impact nature of the Contractor's Equipment Yard ensures no adverse effects.
- **Addressing All Off-Site Impacts** Off-site impacts, specifically lighting and noise, will be contained. All lighting will be "down-cast" and shielded to prevent light pollution to surrounding parcels. No unnecessary idling of heavy machinery from the Contractor's Equipment Yard will occur.
- **Site Plan: Parking, Circulation, Fencing, and Landscaping** All professionally installed drive-aisles and parking areas consist of recycled asphalt and crushed concrete. These materials were specifically selected to provide a stabilized, all-weather surface that effectively mitigates fugitive dust while maintaining the rural aesthetic of the Falcon/Peyton area. The 24-foot wide access road ensures that all vehicles—including trailers—can achieve forward-facing ingress and egress. No backing maneuvers onto the public right-of-way will be permitted. Additionally, any bare areas within the Contractors Equipment Yard that are impacted by heavy traffic use, will be covered with an aggregate. The parcel is fully fenced and secured with gated access points, designed to remain harmonious with the local agricultural aesthetic. The parcel provides ample capacity for all employee vehicles and company equipment to be contained entirely on-site. Internal "drive-aisles" are designed with a minimum width of 24 feet, facilitating the safe and efficient maneuvering of heavy equipment and trailers. The site will operate exclusively on a wholesale basis. All logistical traffic will be managed by licensed, professional drivers, executing scheduled deliveries, thus ensuring a higher standard of safety and predictability compared to retail or general commercial traffic. As mentioned, of the 40-acre parcel, approximately 52% will remain used solely as growing for the Wholesale Garden Center- only 19 acres of the property will be designated as mixed use for the Wholesale Garden Center and the Contractor's Equipment Yard. This vast amount of open space ensures the property retains its rural character. Given the A-35 context, the landscaping strategy prioritizes the preservation of existing native vegetation and the future growth of trees associated with the on-site Wholesale Garden Center. Any disturbed areas that are not impacted by traffic/parking will be reseeded using plant/grass seed native to El Paso County post-disturbance. These features provide a natural visual buffer that softens the project's profile. We are committed to a "clean site" policy, ensuring that all operations remain organized and free of debris to ensure no detriment to the surrounding areas.

- **Adequacy of Utilities and Public Services**
 - **Water/Sewer:** The proposed use of a Contractor's Equipment Yard has negligible water demand. Commercial water rights have been secured and the well has been approved by the state to support a Wholesale Garden Center, confirming infrastructure adequacy.
 - **Fire/Police:** The subject property is within the Peyton Fire Protection District and is easily accessible for emergency response with dual entrances.
 - **Roads:** The subject property benefits from dual access points via Golden Acres Point and a professionally installed private road to the south. To mitigate any impact on the residential character of Golden Acres Point, primary traffic flow will be from the southern access road. This roadway, constructed to professional standards by Schmidt Construction, serves both the subject property and the Meisman family holdings. We have secured authorization from the Meisman family (long time residents of this area) to utilize this corridor for both the Wholesale Garden Center and the proposed Contractor's Equipment Yard. Given the low-frequency, scheduled nature of our operations, the projected trip-generation will remain well within the existing capacity of the southern access road without impacting local residential traffic.
- **Master Plan Support:** This proposed variance aligns with the Suburban Residential placetype as defined in the 2021 Master Plan. Because the site is within the "Area of Change-New Development", it is specifically earmarked for the transformation necessary to support regional growth. The proposed Contractor's Equipment Yard is a compatible supporting land use, providing the necessary services to build and maintain the surrounding residential character while adhering to the County's vision for diverse and functional suburban environments.

Overlay Zoning

The property is not located within the Commercial Airport Overlay District (CAD-O) or any other overlay zoning .

Compliance with Use Definition and Standards

Compliance with the Definition of "Contractor's Equipment Yard" Per Chapter 1 of the El Paso County Land Development Code, a Contractor's Equipment Yard is defined as a service establishment primarily engaged in general contracting or subcontracting, including the indoor or outdoor storage of tools, equipment, materials, and vehicles.

The proposed use on the subject property strictly adheres to this definition. The Contractor's Equipment Yard will serve not only as the operational base for our business, utilized for the staging of vehicles and equipment, and the organized storage of project-related tools and materials but also as a critical support component to the Wholesale Garden Center.

Anticipated Traffic Generation and Access

The proposed use functions as a low-intensity traffic generator, primarily serving as a localized staging point for employees to transition from personal vehicles to company equipment. As a wholesale-only facility, the site is closed to the general public, eliminating unpredictable retail traffic patterns. All transport is executed by professional drivers executing scheduled deliveries. Furthermore, the majority of logistical movements are scheduled to occur during off-peak hours, successfully avoiding the morning and evening "rush hour" periods on Elbert Road.

The site has been engineered to prioritize public safety and efficient circulation. The primary entrance provides optimal sight visibility in both directions, exceeding standard safety requirements for commercial ingress. With 24-foot wide internal drive-aisles and dedicated turnarounds, the site accommodates large-wheelbase vehicles and trailers. All vehicles will enter and exit the property in a forward-facing motion; backing maneuvers onto the public right-of-way are strictly prohibited. The entrance and internal roadways are surfaced with recycled asphalt, providing a stabilized, all-weather approach that maintains structural integrity and prevents the "tracking" of mud or debris onto County-maintained roads. Through these combined measures, the proposed use will maintain the current level of service on Elbert Road and will not adversely affect the safety or capacity of the existing transportation network.

We acknowledge that this project is subject to the El Paso County Road Impact Fee and commit to the fulfillment of this obligation at the time of issuance.

Summary of Request and Land Development Code Compliance

In summary, we are requesting a Variance of Use to allow a Contractor's Equipment Yard as an accessory use on a portion of the subject 40-acre property currently zoned A-35. The intent of this request is to allow for the staging of landscaping equipment, vehicles, materials and supplies within a professionally managed area. This request is driven by the property's unique characteristics, including its size and the presence of a Wholesale Garden Center. While a Contractor's Equipment Yard is typically an industrial use, this proposal has been carefully designed to comply with the broader intent and technical requirements of the El Paso County Land Development Code:

El Paso County Land Development Code Chapter 5 (Use and Density Standards): The proposed use will remain subordinate to the primary agricultural character of the site. Only 19 acres of the 40-acre parcel will be utilized for the Contractor's Equipment Yard, ensuring the property maintains the density and open-space standards intended for the A-35 district. All proposed structures will meet or exceed the minimum setback requirements of 25 feet

El Paso County Land Development Code Chapter 6 (General Development Standards): The project is designed to meet all County standards for grading, erosion control, and air quality. The use of recycled asphalt for the driving surfaces and crushed concrete for parking areas will

mitigate fugitive dust, and the utilization of existing topography for screening complies with the County's visual impact standards.

We are committed to meeting the operational performance standards regarding noise, and air quality. The substantial 40-acre size of the lot, additionally supported by the growing Wholesale Garden Center, provides a significant buffer to ensure no off-site impacts to neighboring residents.

In summary, the request represents a reasonable use of the land that supports the local economy while adhering to the technical safety and environmental standards established by the El Paso County Land Development Code.