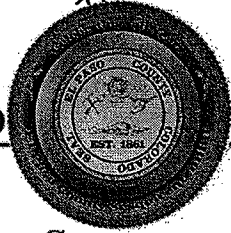


#4  
**EL PASO COUNTY**



**COLORADO**

COMMISSIONERS:  
AMY LATHEN (CHAIR)  
SALLIE CLARK (VICE-CHAIR)

DENNIS HISEY  
DARRYL GLENN  
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT  
MAX L. ROTHSCHILD P.E., DIRECTOR

**TO: El Paso County Planning Commission  
Steve Hicks, Chair**

**FROM: Craig Dossey, Project Manager III, Ext. #7941  
Kari Parsons, Planner II  
Rich Harvey, Engineer III**

**RE: AL-09-002: The Hideaway – Special Use  
Assessor's Tax Schedule # 61150-00-004**

**OWNER:**  
**Douglas BNB, LLC**  
**3805 Walker Road**  
**Colorado Springs, CO 80908**  
**(719) 481-2083**

**REPRESENTATIVE:**  
**LGA Studios**  
**c/o Larry Gilland**  
**409 North Tejon Street**  
**Colorado Springs, CO 80903**  
**(719) 635-0880**

**Commissioner District: # 1**

Planning Commission Hearing Date:  
Board of County Commissioners Hearing Date:

02/15/2011  
TBD

**EXECUTIVE SUMMARY**

A request by Douglas BNB, LLC, for special use approval to continue operating a recreation camp and increase accommodations from 34 to 50 over night quests. The 20.18-acre parcel is zoned RR-5 (Residential Rural District) and is located approximately ½ mile east of Highway 83 on the south side of Walker Road. The applicant is proposing to continue using the existing 19,613 square foot building and to expand the facility through a series of eight future phases. The property is included within the Black Forest Preservation Plan area. Staff recommends approval with the conditions and notations identified in Section C of this report.



**A. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

**B. REQUEST/WAIVERS/AUTHORIZATION**

**Request:** A request by Douglas BNB, LLC, for special use approval to continue operating a recreation camp and increase accommodations from 34 to 50 over night quests. The applicant is proposing to continue using the existing 19,613 square foot building and to expand the facility through a series of eight future phases.

**Waiver:** Applicant has requested a waiver of Section 6.2.5.(C)(2)(c)(iii) (LDC p. 6-23) that requires rural sites with more than 25 parking spaces to be paved.

**C. STAFF RECOMMENDATION**

Staff recommends approval of the request with the conditions and notations identified below:

**CONDITIONS OF APPROVAL**

1. Approval is limited to a recreation camp as described in the letter of intent and special use map. This includes eight (8) phases as outlined on page three of the letter of intent. Any expansion not included in the letter of intent and special use map shall be approved by the Board of County Commissioners.
2. The applicant shall meet the requirements of El Paso County Public Health as it pertains to the septic system (ISDS) prior to DSD authorization of building permit(s) for occupied structure(s).

**NOTATIONS**

1. 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.\*
2. 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.\*
3. The Tri-Lakes Fire Protection District has indicated it will require an on-site water source at time of expansion. This may be a cistern or a pressurized water system from the adjacent Walden Corporation water system.

- \* The above notations are abbreviated; they have the same force and effect as the items found within their entirety in the Land Development Code.

**D. APPLICABLE RESOLUTIONS**

Approval Page 39

Denial Page 40

**E. LOCATION**

Abutting zoning and land use:

North: RR-5 (Residential Rural-5 acre) single family residential

South: RR-0.5 (Residential Rural-half acre)/ single family residential

East: RR-5 (Residential Rural-5 acre) single family residential

West: RR-0.5 (Residential Rural- half acre)/ single family residential

**STATUS OF MAJOR ISSUES**

There are no outstanding major issues for this project.

**F. BACKGROUND**

The 20 acre site is zoned RR-5 (Residential Rural). The original approval for the Hideaway was limited to a recreation camp for religious and small group conferences in 2002 (AL-02-001). The previous approval limited the overnight guests to 30 people or 16 overnight rooms and a maximum of 60 day guests. A time limit was placed on the original approval to ensure that the facility could operate without significantly impacting adjacent properties and burdening the roadways. No complaints have been filed with development services to date. An administrative determination (ADM-08-015) was completed in 2008, that confirmed the use to be a recreation camp that requires a special use in the RR-5 zone district.

The Hideaway is requesting to provide services to the greater community by modifying the previously limited ability to serve religious or small groups only. They are requesting a phased increase to a maximum of eight employees, 92 day guests, 50 overnight guests, or 24 overnight rooms and a 2,400 square foot caretaker house, and a smaller 1,100 square foot gatehouse with living quarters, and accessory structures as described below (note the chronology of the phases are illustrative and not binding):

*Phase 1:* Three (3) overnight guest rooms, bathrooms and sitting area by reducing the existing caretaker residence area and converting the enclosed attached garage into a caretaker bedroom, and an attached covered two (2) vehicle carport.

*Phase 2:* Two story addition for expanding the lobby area and adding a lower level meeting room with a new 6'x 27.3' exterior deck on the south side of the main building.

*Phase 3:* Three (3) overnight guest rooms and bathrooms by deleting the caretaker residence area as described in phase 1.

*Phase 4:* A detached 2,400 square foot caretaker house with full basement, attached three (3) car garage, and a 40'x 60' barn / storage building

*Phase 5:* Separate 22'x 22'+/- enclosed pool shelter, located on the south side of the existing main building.

*Phase 6:* An attached 20' x 20' porte-cochere and 6' x 10' covered walkway.

*Phase 7:* A detached one-level 1,100 square foot gate house with living quarters and attached 1 ½ car garage.

*Phase 8:* Additional two (2) overnight guest rooms and bathrooms by deleting classroom on the lower level of the 1 ½ story main building walkout.

## **G. APPROVAL CRITERIA**

### **1. LAND DEVELOPMENT CODE COMPLIANCE**

The existing recreation camp and proposed expansion meets the dimensional standards of Chapter 5, Section 5.4.2, Table 5-4, (LDC p.5-121) of the RR-5 (Residential Rural) Zone district. The applicant has requested a waiver of the Code requirement that a parking lot exceeding 25 spaces, in a rural area, be paved.

### **2. ZONING COMPLIANCE**

The recreational camp use is permitted as a special use in the RR-5 zone district, if a special use is approved as listed in Chapter 5, Table 5-1 of the Land Development Code. The purpose of the special use process is to address potential impacts of certain land uses on existing and potential land uses. The proposed use is reviewed under the following review standards as described in Section 5.3.2 (LDC p. 5-106).

This special use application meets the general review standards of Section 5.3.2 (B) (2) (LDC p. 5-106) as described below:

*The special use is consistent with the applicable Master Plan;*

Applicant has shown that this request is consistent with the El Paso County Master Plan.

*The special use is consistent with the intent and purposes of the zoning district where the use is proposed to be located or conforms to the approved development plan;*

The existing and expanded recreation camp is permitted with approval of a special use in the RR-5 zone district.

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

The recreation camp and proposed phases are screened by the dense pine forest. The main structure appears to be a large single family home consistent with large homes in the area.

*The special use will not result in an over-intensive use of land;*

The site is twenty acres, the final build out will occupy less than 5% of the over all site.

*The special use will not require public facilities and services greater than is presently available, or that the applicant demonstrates can be made available in a timely, efficient and adequate manner;*

The public service providers have no issue with the continuation and expansion of the recreation camp. The fire protection district has required the applicant meet their conditions at time of expansion as indicated in a condition of approval.

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

Applicant will relocate the entrance to the site to provide a safer entry and exit to and from Walker Road. Applicant has stated many of the day guests' carpool to the site via a bus or van.

*The special use will not cause significant air, water, light, or noise pollution;*

No complaints regarding air, water, light, or noise have been filed for the existing facility. The expansion will not create significant air, water, light or noise pollution.

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

The existing site and future expansion will not be detrimental to public health and safety. The applicant has provided a copy of the permit to construct a well from the State Engineer's office. The septic system will be expanded and approved by the EPCPH.

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

The facility conforms to all applicable federal, state and local regulations.

### **3. POLICY PLAN COMPLIANCE**

The El Paso County Policy Plan (1998) has a dual purpose. It serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. The following are goals and policies from the Policy Plan as they specifically relate to this special use request:

*Goal 6.1.a Encourage patterns of growth and development which complement the regions unique natural environments and which reinforce community character.*

*Goal 6.1.b Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities and otherwise enhance the quality of life.*

**Policy 6.1.3**

*Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

**Policy 6.1.8**

*Encourage incorporating buffers or transitions between areas of varying use or density where possible.*

**Goal 7.1** *Reasonably accommodate unique and special uses which provide value to the greater community and which can be made consistent with surrounding uses.*

The applicant has stated that the benefits to local non-profit organizations that contribute to the community's cultural and economic life offset the limited adverse impacts to land use in the area. The visual impacts to the area are mitigated by the dense vegetation. Traffic impacts are stated to be unsubstantial due to car-pooling and longer duration of stay by overnight guests when compared to a hotel. Staff recommends that this request continues to be consistent with the El Paso County Master Plan.

**4. SMALL AREA PLAN COMPLIANCE**

The recreation camp is within the Black Forest Preservation Plan (1987) area, more specifically in the sub-area known as the Spruce Hill/Highway 83 Corridor. In general, this area places an emphasis on residential uses which preserve and complement these unique landscape features by focusing on the forested rather than the open areas. It further recommends commercial developments should serve local needs and be located at designated intersections. The recreation camp does preserve a majority of the land it occupies and appears residential in nature. However, this retreat-style commercial use would have a difficult time being located in a commercial node due to the requirement of a retreat facility or recreational camp's need to provide serenity. Due to the quiet nature of this business and limited traffic staff can recommend that the use is consistent with the residential uses in the area. There have been no complaints filed with the Development Services Department since it's initial approval in 2002.

**H. PHYSICAL SITE CHARACTERISTICS**

**1. HAZARDS**

No physical hazards have been identified with this application.

**2. WILDLIFE**

The Wildlife Habitat Descriptors, adopted as an element of the El Paso County Master Plan, shows this area as having moderate impact to wildlife. El Paso County Environmental Services provided standard comments, none of which would preclude this request.

**3. FLOODPLAIN**

As shown on Flood Insurance Rate Map (FIRM) 08041CO285 for El Paso County, this site does not lie within a regulatory FEMA Floodplain.

**4. DRAINAGE AND EROSION**

The site is located in the West Cherry Creek drainage basin; this basin has not been studied and there are no drainage fees or bridge fees for this basin. This application will not result in a significant increase to impervious area and will not have a significant impact to the existing drainage conditions.

**5. TRANSPORTATION**

This site currently has direct access to Walker Road, a two lane paved collector to the north. The existing driveway has unsatisfactory sight distance due to a vertical curve to the north. Additional vehicles utilizing the site will exacerbate this problem, so the applicant has agreed to relocate the driveway further south where satisfactory sight distance can be obtained. The traffic generated by the project does not warrant the installation of auxiliary lanes on Walker Road and will not unduly burden the County's transportation network.

**I. SERVICE**

**1. WATER & SANITATION**

A commercial well permit issued by the State Engineer has been provided to staff that supports the existing and expanded use. The applicant will update the septic system as required by El Paso County Public Health per condition of approval no. 2 above.

**2. EMERGENCY SERVICES**

This site is served by the Tri-Lakes Monument Fire Protection District. The district has indicated they will require an on-site water source at time of expansion. This may be a cistern or a pressurized water system from the adjacent Walden Corporation water system.

**3. UTILITIES**

The Mountain View Electric Association (MVEA) provides electric service. MVEA was notified of this application and did not express any concerns or objections.

**4. METROPOLITAN DISTRICT STATUS**

Not applicable to this request.

**5. PARKS/TRAILS**

Not applicable to this request.

**6. SCHOOLS**

Not applicable to this request.

**J. PUBLIC COMMENT AND NOTICE**

The Development Services Department notified 15 adjoining property owners on February 1, 2011, for the Planning Commission meeting. No responses have been received.

**K. ATTACHMENTS**

Vicinity Map

Letter of Intent

Special Use Site Plan

January 20, 2011 Well Permit

May 5, 2010 Email from Mike McCarthy, El Paso County Public Health

Parking Lot Paving Waiver Request Letter



# El Paso County Parcel Information

File Name: AL-09-102

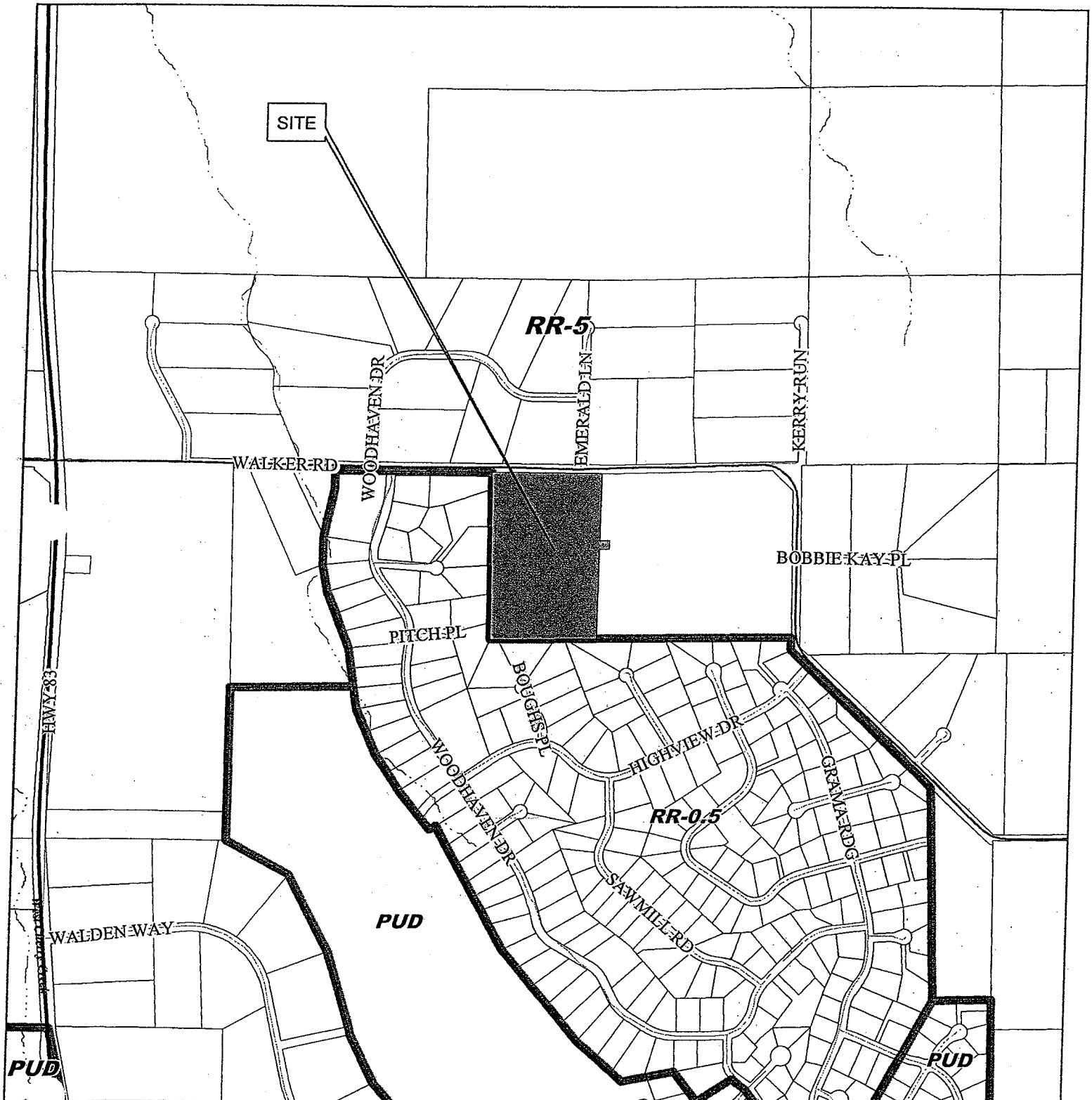
PARCEL	NAME
6115000004	DOUGLAS BNB LLC

Zone Map No.: 611-15

ADDRESS	CITY	STATE
05 WALKER RD	COLORADO SPRINGS	CO

ZIP	ZIPPLUS
80908	1003

Date: January 26, 2011



Please report any parcel discrepancies to:  
El Paso County Assessor  
27 E. Vermijo St.  
Colorado Springs, CO 80903  
(719) 520-6600



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(719) 635-0880 FAX (719) 636-1573  
[www.lgastudios.com](http://www.lgastudios.com)  
[vision@lgastudios.com](mailto:vision@lgastudios.com)

November 18, 2010

Mr. Craig Dossey  
Project Manager II  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO. 80910

Dear Mr. Dossey,

Subject: LETTER OF INTENT for The Hideaway -- Recreation Retreat Camp Facility  
Special Use (AL-09-002)

We are requesting approval of the 'Site Development and partial existing Landscape Plans' and for a  
"Special Use Conditions of Approval" based on the information provided herein.

**OWNER:**

Douglas BNB LLC  
Jason R. Douglas & Diana L. Douglas  
Operating The Hideaway at  
3805 Walker Road  
Colorado Springs, CO. 80908  
Phone: 719/481-2083  
Cell: 719/499-7265

**APPLICANT:**

LGA Studios  
Larry Gilland  
409 N. Tejon Street, Suite #111  
Colorado Springs, CO. 80903  
719/635-0880

**SITE TAX SCHEDULE NO., LOCATION, SIZE AND ZONING:**

61150-00-004  
3805 Walker Road, Colorado Springs, CO. 80908  
Size: 20.182 acres  
Zoning: RR-5 Residential

**REQUEST, PHASES AND JUSTIFICATION:**

Owners would like to renew and modify a special use permit for a small existing recreation  
retreat camp called "The Hideaway" which includes an attached single family onsite caretaker dwelling.

The recreational retreat facility serves primarily small groups from Denver and Colorado Springs metropolitan areas seeking a quiet, calm, rural retreat atmosphere, away from urban influences. It has previously been determined that the most appropriate zoning category for this use shall be "Recreation Camp" which meets most of the requirements for this use. See the attached Special Use Map for existing & proposed site & building information.

**Location and Site Conditions:** The Hideaway is located off a major Tier 1 road: Walker Road or State Highway 105 coming east from Monument, Colorado. The Hideaway is not visible from Walker Road, and is barely visible through a dense Ponderosa Pine forest from a hand full of neighbors in the surrounding community of Walden. Currently the entire building on the property takes up less than 4% of the 20 acre site. There are no water courses on the property, which slopes generally to the southwest at less than 10%. There is one existing dry pond located near the southeast corner of the property. In keeping with the rural atmosphere of the community, the Hideaway is very lightly populated in comparison to the surrounding Walden residential development community which has an overall density of approximately 1 dwelling unit per acre. The Hideaway will produce much less impact than the existing residential development that density; less noise, less traffic and less outdoor activity (since most of the activities are inside). Also, with minimal impact on public resources such as electricity, water, fire protection and police.

**Parking and Driveway Paving Requirements:** Currently there are 33 informal on-site standard compact parking spaces and 1 handicap space with a 5'x19' aisle. We are proposing (special use/phase) an additional 12 standard/compact spaces, and 1 handicap parking space that will comply with the residential and alternate parking ratio standards. Many of the guests carpool for these overnight and group activities. With the proposed phases 1 thru 8 an additional 8 on-site parking spaces will be provided for a total of 55 standard/compact spaces and 2 handicap spaces with aisle. See Special Use Map, Sheet 2, for detailed parking information. All existing and proposed parking areas and driveways shall be excavated, with the sub-surface re-graded and compacted as required to receive a 4" deep class 6 compacted road base with a 1" to 1.5" depth 1/4" to 3/8" size compacted crushed gravel to form an all-weather driving surface. The new surface to be consistent with the natural surrounding landscaping and water quality should not be an issue. All parking areas are buffered from the surrounding properties by existing dense forest. The existing gravel access drive to the Hideaway shall be abandoned and a proposed new gravel access drive to be located as shown on Special Use Map. Provide a paved finish surface with a road sub-base for a distance of 50' from the paved county "Walker" road and the handicap parking in front of the building shown by Phase 6. See Trip Generation Letter prepared by LSC Transportation Consultants Inc. dated 11/17/10 project No. LSC # 104700 for deliveries and trip generation estimates.

**Environmental Issues:** The Hideaway facility currently poses no threat to the general wildlife population nor is it located in a wetland area. 96% of the property is undeveloped and in a natural existing dense ponderosa pine forest with some open spaces, which encourage a wildlife habitat and self sustaining environment. All garbage and trash is collected and contained in a closed lid dumpster behind a fenced service area for a once a week trash removal.

**Existing Site Utilities (Water and Waste Water):** The current facility is sufficiently served by a single permitted well (See the attached copy of the commercial well permit) and three separate on-site sewage disposal systems. The existing well use is monitored and sufficient for the existing and future phases 1, 2, 3 and 8. Further investigations are required for phases 4, 5 and 7. (See proposed Phases below). A separate well and septic permit shall be attained for the phase 4, single family, caretaker house and phase 7, gate house with living quarters. Since most of the landscape is in a natural condition, only a small area is maintained in grass. Therefore there is very little consumptive outdoor water use. The three septic systems exist on-site, treated and are sufficient for the present use. The current system has been reviewed with the El Paso County Health Department and a preliminary engineering review says that only minor expansion of the septic system will be required to accommodate the increase in demand. See the attached updated revised letter from Charles Milligan, P.E. Future phases will require expansion of the septic system through an approved engineering design with full details, which will be submitted at the time that particular phase may occur.

**Fire Protection & Wildfire Mitigation:** Currently the closest existing off site fire hydrant is located on Walker Road and is approximately 0.5 miles away. We have met with the Tri-Lakes Monument Fire Protection District Fire Marshall, and will submit before start of future phase construction or expansion a Fire Protection Plan per code 6.3.3(B)(1) and a Fire Protection Commitment letter per code 6.3.3(B)(2). Water Supply per code 6.3.3(C)(1) and all applicable requirements will comply with the El Paso County Land Development Fire Protection Codes 6.3.3.

**Existing Facility and Proposed Facility Phases:** The current facility is approximately 10,661 sq. ft. building footprint with 243 sq. ft. covered areas. Existing use consists of Recreation Camp facility with Residential caretaker unit. Total building area for the 1 ½ story walkout equals 19,613 sq. ft. Areas include; lobby check-in, guestrooms, bathrooms, sitting areas, meeting rooms, classroom, dining area, small kitchen, laundry room and storage rooms. The existing attached residential caretaker area includes; living room, master bedroom, bath rooms, study, sewing room, kitchen, breakfast nook and two car garage.

**Proposed Phases:**

Phase 1: Additional 3 overnight guest rooms, bathrooms and sitting area by reducing the caretaker residence area and converting the enclosed attached garage into a caretaker bedroom. Also, adding an attached covered 2 vehicle carport.

Phase 2: Two story addition for expanding the lobby area and adding a lower level meeting room with a new 6'x27.3' exterior deck on the south side of the main building.

Phase 3: Additional 3 overnight guest rooms and bathrooms by deleting the caretaker residence area.

Phase 4: Adding an onsite separate detached Caretaker House with full basement and attached 3 car garage (footprint approximately 2,400 sq. ft.). Included in phase 4, a separate 40'x60' barn / storage building for Day Use.

Phase 5: Separate 22'x22'+/- enclosed pool shelter, located on the south side of the existing main building.

Phase 6: Adding an attached 20' x 20' Porte-cochere and 6' x 10' Covered Walkway.

Phase 7: Adding an onsite separate detached one-level gate house with living quarters and attached 1 ½ car garage. Footprint approximately 1,100 square feet including the garage.

Phase 8: Additional 2 overnight guest rooms and bathrooms by deleting classroom on the lower level of the 1 ½ story main building walkout.

The order of the proposed building phases, including time lines and the exact location of all new structures, shall be determined at the time the design development/construction documents are being prepared for the submittal process.

**Overnight Accommodations:** Currently The Hideaway main building has 16 overnight guest rooms (34 people) including bathroom facilities sitting areas and one attached single family caretaker dwelling. We are requesting the Special Use permit to include changes in the following phases 1, 3, 7 & 8. For a future total of 24 overnight guest rooms (50 people), separate detached caretaker house and detached gate house with living/sleeping quarters.

**Day Building and Outdoor Use:** Our typical groups use meeting rooms all day, and have quiet activities at night. We primarily host religious training groups and board retreats. Outdoor activities are limited to before dusk and include volleyball, tether ball, horse shoes and several hot tubs. The maximum number of guests will be limited to 92 primarily to accommodate overlapping groups (one group about to leave while another is arriving). The Hideaway typically will have a group leaving on Friday that stayed for the week and another group coming to the The Hideaway for the weekend. The Hideaway's atmosphere is one of reflection and quiet. It is our desire to continue a high quality peaceful environment for our guests. We are requesting the Special Use permit to include changes in following phases 2 & 5.

**Staffing, Dining and Maintenance:** The facility currently has one full-time employee, 3 who work 20-30 hours per week and up to 10 who work 4-12 hours per week. When all phases are completed the expected roster will be 2 full-time, 2 at 20-30 hours per week and up to 12 working 4-12 hours per week. The maximum number of employees on site at any time now is six and the maximum number at all completed phases is expected to be eight. Typically our staff are onsite for the guests from 7am to 8pm preparing meals served in the dining room, house keeping activities and general outdoor maintenance. The Hideaway takes pride in developing and maintaining a well maintained interior and exterior. Our staff takes care not to create noise performing any maintenance during the day and especially before 8am or after 6pm.

**SPECIAL USE REVIEW STANDARDS:**

Recreation Camp Facility are permitted uses subject to special review (Special Use) in the RR-5 zone.

**MASTER PLAN CONSISTENCY:**

The proposed use is consistent with the Black Forest Preservation Plan (BFPP).

Page 72 of the BFPP defines "LOW IMPACT USE: A use which, due to its low intensity, limited scale and predominantly rural character could be incorporated into an area otherwise designated for rural residential uses without significantly altering the character of that area". The proposed use is just such a low impact use, involving quiet meetings in a relaxed rural setting, taking advantage of the contemplative atmosphere and natural landscape. Page 54 of the Black Forest Preservation Plan specifically refers to "recreation camps" as a contemplated use in this area. Recreation Camp is a permitted use subject to special review in the RR-5 zone.

The property is located in the Spruce Hill/Highway 83 Corridor portion of the Black Forest planning area. (See Page 93 for the following references)

The BFPP calls for emphasis on residential uses which preserve and complement these unique landscape features by focusing on the forested rather than the open areas. The proposal meets these criteria.

The BFPP encourages clustering and permits densities of one unit per acre if carefully sited. We believe that the Recreation Camp appropriately concentrates the density and preserves the natural forested landscape. Even with the completed phases more than 95% of the property will be left as open space. The BFPP suggests a rustic or rural design theme. The proposal meets this criterion.

The proposal is also consistent with the County-wide Policy Plan.

Consider the following:

***Goal 6.1.a Encourage patterns of growth and development which complement the regions unique natural environments and which reinforce community character.***

The proposal complements the natural environment, preserving most of the site as natural Ponderosa Pine forest, preserving and enhancing views of Pikes Peak through the trees and concentrating site development in a limited area of the site.

***Goal 6.1.b Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities and otherwise enhance the quality of life.***

The proposal supports economic opportunities without burdening public infrastructure. The Hideaway is on an existing state highway, near the intersection of another state highway (SH 83). Most of the users are local non-profit organizations that contribute to the community's cultural and economic life, but require a recreational retreat camp to further their effectiveness and direction.

**Policy 6.1.3**

*Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The proposal is adjacent to and compatible with the existing Walden development, which has an average density of 1 dwelling unit per acre. It is close to an existing elementary school.

**Policy 6.1.5**

*Support the development of well-planned mixed use projects which promote all, or most of the following objectives:*

*Maximize the economy and efficiency of land use*

*Preserve open space or natural areas*

*Integrate employment, housing, shopping, schools and other use*

*Accommodate multi-modal transportation linkages*

*Allow for variations in design and character*

The proposal allows appropriate use of the existing land, preserves open space and the natural Ponderosa Pine forest. It integrates this modest employment center into the surrounding rural residential community, with low impact.

**Policy 6.1.7**

*Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.*

The proposal uses existing facilities and new phases 4, 5 & 8 on a 20 acre site within the general area of the existing Walden residential development.

**Policy 6.1.8**

*Encourage incorporating buffers or transitions between areas of varying use or density where possible.*

The proposal leaves the Ponderosa Pine forest in place around the perimeter of the property as a natural buffer to the rural residential properties surrounding it.

**Policy 6.1.10**

*Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.*

The proposal uses only existing and on site infrastructure and will have very low traffic impact.

**Policy 6.2.1**

*Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.*

The proposal has minimal impact on the adjacent Walden neighborhood. There will be no traffic impact and less noise impact than if the property were developed for residential use.

The special use is consistent with the intent and purposes of the zoning district where the use is proposed to be located or conforms to the approved development plan. The use is permitted in the RR-5 district. The use is providing short term housing, meetings, caretaker house with detached barn, and gate house with living quarters in a rural residential setting.

The proposed use will be in harmony with the character of the neighborhood and compatible with the existing and allowable land uses in the surrounding area. The area is suited for the existing use and for the modest phases requested. The proposed Phases are indicated in this letter and on the Special

Use Map. Development within the proposed Phased areas will not impact neighbors because the main building is centered in the site and meets the required 25 feet setbacks from the property lines and adequately screened by the natural Ponderosa Pine forest.

The proposed use will not result in over-intensive use of the land. The building area will be less than 4% of the 20 acre site even after all the Phases are completed. Parking is divided into small informal areas. Additional new parking as indicated on the Special Use Map.

The proposal will not overburden the capacity of public facilities. The current facility and anticipated expansion is served by an existing well and several on-site private sewage disposal systems. A modest expansion of the existing septic systems will be required including a new system for Phase 4 Caretaker Residence and Phase 7 – gate house. There will be little additional traffic on the existing Walker Road that serves the property. The existing and proposed facilities will not overburden electrical or phone service or any other public facility.

The current and proposed use will not create undue traffic congestion or hazards in the surrounding area. The Hideaway relocated access is directly by Walker Road, which is a low volume rural highway. Unlike a motel, most visitors to The Hideaway stay at the facility and do not leave until their retreat is over.

The proposal will not cause significant air, water, light or noise pollution. A fully engineered expansion of the on-site sewage disposal system will be required for the Main building and a new septic system for Caretaker and Gate Houses. Since there is very little traffic and a large natural site, we expect no water pollution from cars in any runoff. Outdoor activity is limited by design. Therefore outdoor lighting will be limited and subdued in accordance with the natural landscape theme. Additional outdoor lighting required for the new phases will be addressed in the future, but will remain consistent with relaxed, low level rural residential theme. We sustain a quiet, contemplative atmosphere and do not anticipate use of outdoor loudspeakers or other artificial noise making.

The proposal will not be detrimental to public health, safety or welfare. In fact this facility will permit relaxation, careful restoration and healthful rebuilding of body, mind and spirit. There are no public safety concerns. The restaurant facility is permitted by the El Paso County Department of Health and Environment and has been recently upgraded. There are no hazardous substances other than in typical household quantities. Any new building will meet the requirements of the Regional Building Department. Site specific information on the proposed phases have been provided on the Special Use Map or at a later date.

The proposal currently conforms and the proposed phases will conform to all applicable federal, state and local laws or regulations.

We have submitted the Special Use Map and re-addressed all of the comments, corrections and requirements to the best of our knowledge and information provided to us. Please call or email me if you have any questions or concerns.

Respectfully Submitted,

Larry Gilland, LEED AP, CSI, CPBD  
LGA Studios

Attachments:

Special Use Map  
Enlarged Building Plan Area with Partial Existing Landscape  
Commercial Well Permit (updated)  
Septic System letter (updated)  
Trip Generation Letter (updated)

**THE HIDEAWAY**  
(Recreation Retreat Camp Facility)  
3805 Walker P  
Colorado Spr  
torado 80908  
licant:







Form No.  
GWS-25

**OFFICE OF THE STATE ENGINEER**  
**COLORADO DIVISION OF WATER RESOURCES**  
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203  
(303) 866-3581

LR

WELL PERMIT NUMBER 284978  
DIV. 1 WD 8 DES. BASIN MD

APPLICANT

JASON DOUGLAS  
3805 WALKER ROAD  
COLO SPRINGS, CO 80908-

(719) 499-7265

APPROVED WELL LOCATION

EL PASO COUNTY  
NE 1/4 NE 1/4 Section 15  
Township 11 S Range 66 W Sixth P.M.

DISTANCES FROM SECTION LINES

490 Ft. from North Section Line  
225 Ft. from East Section Line

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: Northing:

REGISTRATION OF EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) Construction details for this existing well have not been provided to this office; therefore, it is not known if the construction of this well is in compliance with the Water Well Construction Rules, 2 CCR 402-2. The issuance of this permit does not relieve the well owner of responsibility or liability in the event contamination of the groundwater source results from the construction or use of this well, nor does the State Engineer assume any responsibility or liability should contamination occur.
- 3) Recorded pursuant to CRS 37-92-602(5), and the policy of the State Engineer, for historical use as indicated herein. This well produces 15 GPM, and is used for drinking and sanitary facilities as described in CRS 37-92-602(1)(c), in an individual commercial business. This business is described as a retreat facility. Water from this well shall not be used for any uses outside the business building structure(s), including lawn or landscape irrigation, or animal watering.
- 4) Approved as the only well providing water to this business, which is on a 20 acre parcel, described as part of the NE 1/4 of the NE 1/4 Sec. 15, Twp. 11 South, Rng. 66 West, 6th P.M., El Paso County, reference attached exhibit A.
- 5) The average annual amount of ground water to be appropriated shall not exceed one (1) acre-foot (325,850 gallons).
- 6) The date of first beneficial use, as claimed by the applicant, is December 31, 1969.
- 7) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 9) The issuance of this permit hereby cancels permit no. 199044.

NOTE: The uses identified in condition #3 above are based on the Applicant's written claim regarding the historical use of this well prior to May 8, 1972. These uses have not been verified or confirmed by field inspection from DWR staff. Any expanded use of this well occurring on or after May 8, 1972, or any use that had been abandoned by 10 or more consecutive years of non-use, shall not be covered by this permit.

NOTICE: This permit has been approved for a pumping rate other than applied for based on Policy 90-1 stating the maximum pumping rate for commercial wells at 15GPM. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

APPROVED  
JLV

State Engineer

DATE ISSUED 01-20-2011

By

EXPIRATION DATE

49 Receipt No. 3648531

**Craig Dossey**

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**From:** Mike McCarthy [MikeMcCarthy@epchealth.org]  
**Sent:** Wednesday, May 05, 2010 5:09 PM  
**To:** Craig Dossey  
**Subject:** RE: Hideaway Septic

Craig,

I have reviewed the addition comments submitted by Charles Milligan, P.E., dated September 21, 2008, and agree with the comments with the following minor clarifications:

- An OWS Major Repair Permit is applied for and issued by the Health Department in order to add to the existing leach area within "Section F" of the FRG#12991 referenced by Mr. Milligan. The permit would be for the addition of 13 gravel less chambers to the existing 65. (78 total)
- A new 2,250 gallon septic tank is added parallel to the existing septic tank serving the same leach area with "Section F".
- No additional percolation data is necessary as the new leach area addition is in the same area as the existing leach area.

Respectfully,

Mike McCarthy  
Environmental Health Program Manager  
El Paso County Department of Health and Environment  
301 S. Union Blvd.  
Colorado Springs, CO 80910  
719.578.3131 (o)  
719.578.3188 (f)  
mikemccarthy@epchealth.org

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**From:** Craig Dossey [mailto:craigdossey@elpasoco.com]  
**Sent:** Tuesday, May 04, 2010 5:18 PM  
**To:** Mike McCarthy  
**Cc:** Craig Dossey  
**Subject:** RE: Hideaway Septic

Mike,

Have you had a chance to look at this yet? Thanks.

Craig Dossey

Project Manager III  
El Paso County Development Services  
2880 International Circle  
Colorado Springs, CO  
80910  
(719) 520-6300 (Main)  
(719) 520-7941 (Direct)

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05/20/2010

29, 2010 4:14 PM

Septic

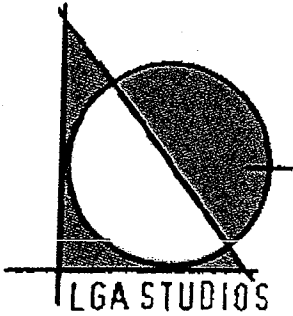
Mike,

Please see attached. They provided the attached letter with their resubmittal. Your thoughts? Thanks.

<< File: 2088\_001.pdf >>

Craig Dossey

Project Manager III  
El Paso County Development Services  
2880 International Circle  
Colorado Springs, CO  
80910  
(719) 520-6300 (Main)  
(719) 520-7941 (Direct)



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[vision@lgastudios.com](mailto:vision@lgastudios.com)

January 24, 2011

Request for Waiver – Paving  
The Hideaway Recreation Retreat Camp Facility  
3805 Walker Road  
Special Use (AL-09-002)

We are seeking a waiver to allow a compacted road base material (see Special Use Site Plan, Sheet 1 General Notes, Note G), be used for parking areas instead of asphalt paving as required in Code Section 6.2.5(C)(2)(c)(iii) per Response Letter dated December 13, 2010, Engineering Division General Item # 1 (a). This project is a recreational retreat facility located in a rural setting. We are proposing adding only 13 additional parking spaces to the existing 34 space, non-conventional parking lot area with smaller clusters of parking spaces scattered out amongst the many large, mature trees. No parking has been, or will be allowed at any time on Walker Rd. The intention is to minimize and control erosion issues and these smaller parking clusters will have less potential for the gravel to wash offsite.

This facility is located on a 20,18 acre parcel. The access from Walker Road will be paved as required per code section 6.2.5(C)(2)(c)(iii) but any additional paving would only accelerate flows onto the natural landscape of the facility. The current grading and maintenance of this facility's current parking allows natural permeability and minimal erosion to the landscape.

As noted in the phasing of future facility improvements, a portion adjacent to the building for an entrance, and handicap parking shall be paved when Phase 6, for a covered drive-through portico entry is to be added.

The facility is intending to keep its rural character and not create the look or feel of an urban lodge, as stated in the Letter of Intent. With the Northern exposure to the road and parking, a paved surface located among a forested environment will only be harder to maintain, but may also damage root structures of the existing trees.

Please consider the unique character of this site for this waiver request.

LGA Studios

