

(A) General.

- (1) **Purpose.** The landscape requirements are intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way to achieve a balance between the individual right to develop and the general benefit and welfare of the community. The benefits to be achieved and the overall purposes of the landscaping required by this Section are: (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding.
- (2) **Applicability.**
 - (a) **Applies to All Land Uses.** The requirements of this Section shall apply to all uses except single-family or duplex dwellings and associated accessory uses which are not located within a PUD.
 - (b) **New Use Established or Use Changed.** Landscaping areas shall conform to this Section for a new building or use of previously vacant land, uses in an enlarged building, and all uses in a building when any use is changed that requires a change of occupancy to be approved by the Building Department or by the PCD.
 - (c) **Effect of Increase in Building Area.** A single or cumulative building addition (floor area) which exceeds 50% of the existing building's gross floor area shall require the entire building landscaping to comply with this Section. The existing building shall be considered the building as it existed on the effective date of this Section.
- (3) **Requirements of Section Supplemented by Manual.** The requirements of this Section are supplemented by the Landscape and Water Conservation Manual.
- (4) **Authority of Director to Approve Alternative Landscape Designs.** The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

Excerpt from LDC regarding alternative landscaping. Please include justification per Sec. 6.2.2(A)(4), which includes analysis of the purpose of landscape section as defined in Sec. 6.2.2(A)(1). Let me know if you have any questions.

El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Attn: Ryan Howser
Re: Letter of Intent
Eagle Lake Camps Site Development Plan,
6935 Rampart Range Road
Cascade, CO 80809

Dear Mr. Ryan Howser,

Since 1957, Eagle Lake Camps has owned and operated a non-denominational Christian summer camp on parcel 8300000097, located at 6935 Rampart Range Road, Cascade, CO 80801. The property is 320 acres and zoned Residential-Topographic. The use of this property is Religious Institution, which is the sole reason we operate summer camp programs at all. Our mission statement is "To inspire Christ-centered love and commitment through counselor relationships in the midst of exciting outdoor experiences." Additional documentation can be provided to further demonstrate the Religious Institution usage.

Our immediate intent is to replace the existing waterfront storage shed with a boathouse that will better meet the needs of the waterfront area (reference building 13 and A on sheet A-002, Enlarged Site Plan). The existing waterfront storage shed will be demolished. Our long-term intentions are to build buildings B-G in the next 3-5 years and potentially build building F in the next 10 years.

Proposed Alternative Landscape Plan:

Included in this plot plan review, we are proposing to keep the existing vegetation in the areas surrounding construction of the boathouse. Any vegetation areas disturbed by construction of the boathouse will be replaced with a native seed mix. (Reference photos of existing vegetation included with this submittal.)

Proposed Alternative Parking Plan:

The Eagle Lake Camps property has two maintained dirt parking lots, which are one main parking lot and one summer-staff parking lot. The main parking lot is only used for parent parking during camper drop-off and pick-up on Sunday afternoons and Friday mornings for 10 weeks in the summer. Our drop-off and pick-up times are staggered so that the parking lot and our registration staff are not overwhelmed with families. On the days between camper drop-off and pick-up, there are typically only 5 camp-owned vehicles parked in the main parking lot. The main parking lot does not have more than 25 cars concurrently parked more than 30 days per year. The summer-staff parking lot is used for approximately 40 cars belonging to summer staff. Summer staff are not allowed to drive or park their cars in the main areas of camp while camp is in session.

We are requesting relief from the paving requirement for parking lots larger than 25 spaces for the following reasons:

- Paved parking lots are not in harmony with the surrounding area. (The nearest paved road is more than three miles away, at Rampart Reservoir.)
- The current parking lots consist of dirt, road base, and vegetation, which are all permeable surfaces. Paving the two parking lots would likely create additional stormwater drainage challenges.
- The main parking lot is used less than 30 days of the year and the staff parking lot is used for 10 weeks of the year.
- The property is located at 9500 feet of elevation and is exposed to much harsher winter weather conditions than Colorado Springs. Paved parking lots in that environment will require considerable annual maintenance. The costs to build and maintain two parking lots in that environment will present undue financial and labor burdens.

This will be considered a waiver request of Sec. 6.2.5(C)(2)(c)(iv).

"campground" is not listed use in the parking requirement table. Please specify the number of spaces you have. Justification provided is sufficient for number of parking spaces.

Sincerely,



Mike Wenger
Director of Maintenance and Facilities