



RUNGE ARCHITECTURE

April 29, 2026

PCD File No. AL2612

LETTER OF INTENT

Cemetery, Memorial Pavilion, Pergolas, Maintenance Building

for St. John the Baptist Orthodox Church

7530 Mohawk Rd

Colorado Springs, CO

Owner:

SS Constantine & Helen Orthodox Church

2770 N. Chestnut St.

Colorado Springs, CO 80807

Consultant (Applicant):

Runge Architecture

5315 Germaine Ct.

Colorado Springs, CO 80919

(719) 260-0039

Property Address:

7530 Mohawk Rd.

Colorado Springs, CO

Current Zoning:

RR-5 CAD-O

Site Description:

The site for the proposed cemetery is 7530 Mohawk Rd. and will be at the north property of the St. John the Baptist Orthodox Church. The property was developed under an approved Site Development Plan PCD File no. PPR2255.

The legal description for the site is Lot 4, Block 2 Pawnee Rancheros Fil.1. The site is within the east half of the southeast quarter of Section 4, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 4.78+/- acres in area. The tax schedule number is 53040-05-008. The site is located north of East Woodmen Frontage Road and West of Mohawk Road in El Paso County. The site is zoned RR-5 CAD-O. The site is developed with a church building, well, septic, parking lot and associated utilities. Construction is expected to begin as early as the development plan is approved.

Project Description:

The project will consist of a cemetery at the north portion of the lot with dimensions 376' long by 71' wide (26,696 s.f.), the construction an open memorial pavilion (28' x 28') within the footprint of the cemetery, and the construction of wood framed pergola structures at the west forecourt, the northeast patio, and the southeast patio of the church. Included in the site plan is an area set aside for a maintenance/storage building building for use for the cemetery. The proposed cemetery and accessory structures will not increase the required parking. The existing driveway ingress/egress and parking lot will remain. There is no expected grading required for the cemetery and the associated accessory structures. The proposed cemetery will have no significant increase in traffic generation.

See traffic note below.

Overlay Zoning:

CAD-O. The property is located in the Commercial Airport Overlay District (CAD-O). The purpose of this overlay district is to insure that there will be no increase in hazards to air navigation. The proposed cemetery will not have an adverse impact on air navigation.

Permitted use under RR-5 zone:

A cemetery is a Special Use as listed in Table 5.1 of the Land Development Code of El Paso County, Colorado. A Site Development Plan is required to initiate use. Cemeteries are a Special Use that may be considered in the following zones: F-5, A-35, A-5, RR-5, RR-2.5 and RR-0.5. The last two zone districts have a minimum area requirement of only 2.5 acres. The proposed Memorial Pavilion, maintenance building, and the wood framed pergolas are accessory uses.

Surrounding Area and context:

The surrounding area is generally residences on 5 acre lots . The property across the street on Mohawk is a school use for the public school system. There are other church uses in the surrounding area. The entire lot is owned by the church. The surrounding properties are 5 acre lots and will not be adversely affected by the establishment of a cemetery.

Please address how all of the Traffic Impact Study exemption criteria in Section B.1.2.D of the ECM are being met.

Include a statement that EPC Road Impact Fees are applicable per BoCC Resolution 25-337 and will be paid at time of land use approval.

Since the approved site plan PPR2255 and now, there has been significant land disturbance on the property with much of the property appearing disturbed based on aerial footage. At the site development plan stage of this project, the unaccounted for land disturbance will need to be addressed for the property. Land disturbances greater than 1 ac require an ESQCP and PCM if no exclusions apply. The original PPR2255 indicated the site would disturb less than 1 ac but that has changed. Guidance on stormwater quality requirements can be found in EPC's ECM Appendix I.

Include statement addressing drainage impacts adjacent to and downstream of the property.