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January 10, 2020

El Paso County Planning and Community Development Department
Attn: Nina Ruiz, Project Manager
2880 International Circle
Colorado Springs, CO 80910

SUBJECT: **Monument Academy – Site Development Plan**
Response to County Planning Review Comments
PPR-19-009

Dear Nina:

This letter provides responses to the remaining review comments detailed in the PCD Project Manager Comments posted on EDARP on 9/11/19. These review comments are specifically addressed as follows **(Applicant responses are annotated in bold / blue / parenthesis following each County comment):**

PCD Project Manager Comments posted on EDARP 9/11/19:

NOTE: the ownership does not reflect the ownership shown in the assessor records. The ownership on all documents will need to reflect what is in place at the time of site development plan approval. **(Parcel numbers on Sh. C1.1-C1.2 have been updated to reflect the parcel numbers currently shown on the Assessor's web site.)**

1. The elevation drawing still reflects a maximum height of 32', which exceeds our height allowances. If you believe you meet our height limitation with a midpoint calculation, please add this to the elevation drawings. **(The LDC Definition for "Building Height" defines the height as being "to the highest point of the roof surface, if a flat roof." The parapet height of 32' is not considered "roof surface," and thus the maximum height of 30' of the flat "roof line behind parapet," as labeled on Sh. 3A5.0, complies with the LDC).**

2. Please specify on the floorplan which rooms are middle vs high school classrooms so we can verify parking ratios. **(As requested, the floorplans have been annotated to identify the anticipated middle vs. high school classroom designations. As shown in the parking data table on Sh. C1.2, the total number of parking spaces provided far exceeds the minimum spaces required by the LDC).**

3. Please provide elevation drawings/details of the proposed freestanding lights to verify the height. **(Provided on lighting plan)**

4. The site development plan still reflects a school parcel vs. Walden parcel as well as proposed ROW/easements. The site development plan cannot include any future platting or boundary line adjustment that has not yet taken place or been applied for. **(The SDP does not include any future platting or boundary line adjustments.)**

5. Please provide the trash enclosure detail. **(Provided on architectural elevation drawing)**

6. You are proposing an alternative landscape plan in several instances. The Code states: "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." The justification provided does not adequately address how/why the Director should approve the request-please revise the request. The PCD Director will not be in support of the alternative landscaping request on the eastern boundary of the property as staff has not identified how an equivalent benefit can be provided. Staff suggests that you meet the buffer along this property line and restate the alternative request keeping the Code allowance for an alternative in mind. Please add to the alternative the requirement to have a privacy fence between residential/non-residential uses. **(The LOI has been updated as requested, and Landscape Plans have been revised to show LDC-required landscaping along the eastern boundary of the property.)**

Please call if you have any questions or need any additional information.

Sincerely,
JPS Engineering, Inc.

John P. Schwab, P.E.

cc: Brian Risley, CRP Architects