



**ASCENT CHURCH
Site Development Plan
Letter of Intent**

PPR265

Ascent Church
1750 Deer Creek Road
Monument, CO 80132

Applicant: Vertex Consulting Services, Nina Ruiz
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Colorado Springs, CO 80919
719-433-2018
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Tax Schedule No: 7111301010
Acreage: 7.28 Acres
Zoning: A-5
Utilities: Woodmoor Water and Sanitation, Mountain View Electric Association
Electricity, Black Hills Energy Natural Gas

Request:
A request for site development plan approval to allow for an expansion of an existing religious institution. With the exception of the substitute landscape plan, the proposed development is in full compliance with all El Paso County regulations. Only Sunday service is proposed. No weekday activities, such as daycare or preschools, are proposed.

Lighting:
All existing lighting is to remain and was previously permitted by El Paso County and Pike Peak Regional Building. New lighting is proposed and is included in the photometric plan submitted in support of the requested application. Lighting will be installed as part of the parking lot improvements following the site being utilized as a staging area for the Deer Creek project.

Substitute Landscape Request:
Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve a substitute plan, provided the proposed landscaping provides an equivalent. The religious institution is existing, and the majority of the existing landscaping will remain in place. The site will be utilized as a staging area for the Deer Creek project. The parking lot will be further improved following the completion of the project. For this reason, a request for approval of substitute landscaping is required for parking islands as well as landscaping along Deer Creek Road.

APPLICABLE LDC SECTION	REQUIREMENT	PROVISION	SUBSTITUTE REQUEST
TABLE 6-1	10 FEET WITH ONE TREE PER 30 FEET		
	DEER CREEK: 400 FEET= 14 TREES	14 TREES, 2 DECORATIVE BOULDERS, 50 LINEAR FEET OF SCRUBOAK	NA
	WOODMOOR: 935 FEET= 31 TREES	9 TREES AND 330 LINEAR FEET OF SCRUBOAK	330 LINEAR FEET OF SCRUBOAK IS EQUIVALENT TO 22 TREES, ASSUMING A 15 FOOT CANOPY. 9 TREES + 15 TREE EQUIVALENT= 31 TREES (SEE IMAGES INCLUDED IN PLAN)
6.2.2.C	1 TREE PER 15 PARKING SPACES	NA	THIS PARKING LOT WILL BE THE STAGING SITE FOR THE COUNTY DEER CREEK IMPROVEMENTS. THE PARKING LOT WILL BE IMPROVED BY EL PASO COUNTY FOLLOWING THE COMPLETION OF THE ROADWAY IMPROVEMENTS. ISLANDS WILL BE INSTALLED AS PART OF THE PARKING LOT REVISION BY EL PASO COUNTY AT A LATER DATE.
6.2.2.E	MINIMUM OF 5% WITH 1 TREE PER 500 SQ FT	53% OPEN SPACE, 1 ACRE INTERNAL SCRUBOAK COVERAGE, 4 INTERNAL TREE PLANTINGS	NA

Road Impact Fees

Road Impact Fee are applicable per BoCC Resolution 24-377 and will be paid at the time of building permit. The proposed use is categorized as Public/Institutional, which has a fee of \$2,371 per 1,000 square feet. The current road impact fee is estimated to be \$51,142.47 and will be paid at the time of building permit.

Drainage/Grading

A final drainage report has been submitted in support of the site development plan. The drainage report identifies a small water quality feature will be required. Total disturbance will exceed 1 acre, therefore a grading and erosion control plan has been included in the submission along with the other required forms/sheets/handouts.

Floodplain

The property is not encumbered by the floodplain.

Wetlands

There are no wetlands onsite.

Signage

A separate sign permit with sign details will be submitted. The signage depicted on the site development plan is conceptual at this time.