

From: Hawks & Judi Abbott <hawksaerie3@gmail.com>
Sent: Sunday, February 11, 2024 8:54 AM
To: gmangino@jdshydro.com; Meggan Herington; Justin Kilgore; Christian Haas
Subject: Proposed Religious Institution Site Development Plan on Walker Road, El Paso County

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Hello Ms Gina Mangino and the El Paso County Zoning and Planning Commission:

In regards to:

Valens Capital, LLC Religious Institution Site Development Plan Letter of Intent

December 27, 2023

Valens Capital, LLC
3980 Walker Road, Colorado Springs, CO 80908 719-425-6111 donna.d.shell@gmail.com

Society of Classical Christian Education (SocCe) Site Dev plan

Project Name

The religious institution will also include a parsonage which currently exists on the property.
Alternative Landscape requested.

Description

**Location
Parcels**

[6111005003](#)

Vertex Consulting Services
Nina Ruiz (nina.ruiz@vertexc.com)
(719) 733-8606 x6606

PPR2350

Christian Haas

Active

10/12/2023 8:02:44 AM

AMOur neighborhood was recently made aware of new construction at the above referenced location. We witnessed the use of heavy equipment moving dirt. After reading over the Traffic Generation Analysis for 3980 Walker Road (new assigned address for the school is 4820 Walker Rd), I would invite you to personally travel to this site to view and drive on the existing private road leading to these addresses (both at the same location). The Conclusion states that, in their professional opinion, "... the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and existing site access." It goes on to state that "...proposed development volumes are minor." Minor? No impact? Please come and visit this location. If the above aerial views were solely used to determine this impact level, the visuals are not up-to-date. On Figure 2, there is an outline of property between 3980 Walker Road and the private Walker Road. Two homes have been built on that section in the past few years. They are not represented in your aeriaOther major points:1. We invite you to come drive on Walker Road today and experience the condition of a private ONE lane dirt road in a residential community that is covered in mud, washboards, and growing pot holes. The county does not maintain this road. It is already difficult for private residents to pass each other as we often must back up to someone's driveway to allow a neighbor to pass. How can an additional 85+ cars twice a day not create a major impact? There is no turnaround or passing lane. There is no shoulder but instead trenches for drainage on either side that collapse and narrow the road when we have rains. These trenches are currently under plowed snow so be careful not to drive to the side and sink into a trench. Last summer the trenches grew up to 4' deep until local residents, not the county, took their personal tractors and filled in the trenches along their property lines. No effort to repair or maintain the road was provided by the Shells. The Shells current residence on the property is listed as an AirB&B and is not utilized as a parsonAdditionally, on the Vertex Consulting LLC C1 diagram of site plan dated 12/27/23, there is an indication of an improved 20' wide driveway- only to the north of the existing buildings. The current driveway from Walker Road to the existing buildings is ONE lane asphalt. If this existing one lane driveway to the school is for 85+ vehicles to enter, where is the exi2. The initially thought that the County offices are to contact neighbors in writing when a development/site plan is submitted and the neighbors are to have an opportunity to respond. The County did not notify any of the residents on private Walker Road of this upcoming Site Development Plan. We now understand that this requirement is not necessary for a "Religious Institution". In this case, a school with 10 classrooms and up to 85+ cars twice a day is more than simply a Religious Institution. It appears to be a proposed functioning school that requires safety and fire department regulations, along with the approval of the surrounding reside3. The proposed "Religious Institution" is identified in the Letter of Intent as a "retreat/campus/activity center for the Society of Classical Christian Education". The next paragraph lists uses as retreats, seminars, conferences, a fine-arts homeschool enrichment program, etc. that currently serve(s) 30 students. Donna Shell shared with a resident in our neighborhood that it will be a SCHOOL serving 85+ students. It appears that the Letter of Intent may not provide the full scope of property and traffic4. Additionally, my wife served as a teacher in 8 states due to military moves. She experienced various educational curriculums including a homeschool enrichment program referenced in this Letter of Intent. The program itself may be exceptional and we fully support homeschoolers. However, not at this location. She was directly involved with a Homeschool Enrichment Academy for a local El Paso County school district and is well aware of the line of cars twice a day. They began waiting at least 30 minutes prior to drop off and again at pick up. That program began with approximately 80 students and quickly grew in numbers and days. That Homeschool program functioned on a district school property, not in a private neighborhood on a private road. Our neighborhood's ONE lane road is not designed to support waiting vehicles nor is there a location to turn around or pass. This leads to a safety issue for existing homeowners. Our private road is not designed for this type of excess business traffic. And yes, regardless of how the Letter of Intent is written, a 10 classroom Christian school/daycare registers students and charges for their services. It is a business generating an income to pay instructors, the directors, and maintain a large building. It is not simply a "Religious Institution". Is their property zoned as commercial for this business? According to the El Paso County property website, 3980 Walker Rd, owned by James R Shell and Valens Capital LLC, is zoneWe understand that the permit has not yet been approved and we thank you for your time to re-examine the true impact to our dead end private dirt road.CAPT Abbott, USN(Ret), and Mrs. Abbott4135 Walker Rd.Colorado Springs, CO 80908(A resident at this home for over 13 years)