

April 8, 2025

PCD File No. SF258

**Letter of Intent
RMCC Ellicott Subdivision Filing No. 1
Final Plat**

Owner/Applicant:

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Consultant:

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Site Location Size and Zoning:

The proposed subdivision to be known as "RMCC Ellicott Subdivision Filing No. 1" is located within the southeast quarter of the northeast quarter of Section 1, Township 14 south, Range 63 west of the 6th Principal Meridian, El Paso county, Colorado. The property is currently an unplatted tract of land having El Paso County Tax Schedule No. 3400000207. The address of the site is 2150 North Ellicott Highway, Calhan, Colorado 80808. The tract is currently contains one (1) single-story building housing the Ellicott Campus of Rocky Mountain Calvary Chapel, a gravel parking lot, children's playground and utilities. The remainder of the site contains natural grass and a few sparse trees. The area of the site is 2.639± acres and it is zoned A-5 (Agricultural 5 Acre).

The El Paso County Board of Adjustments granted a Dimensional Lot Size Variance to allow the platting and improvement of this property in the A-5 zone although less than 5.0 acres in area. El paso County Board of Adjustments Resolution No. BOA-22-011 was adopted November 30, 2022 and recorded under Reception No. 222146145 on December 2, 2022.

The site is situated on the west side of existing North Ellicott Highway, approximately a mile and a half North of State Highway 94 in El Paso County. Existing North Ellicott Highway, a paved public roadway, is adjacent to the eastern edge of the site. Lot 1, Cordero Minor Subdivision, zoned A-35 and containing one agricultural residence, borders the site on the north side. Lot 2, Cordero Minor Subdivision, zoned A-5 and containing one agricultural residence borders the site on the west and south sides. An unplatted parcel, zone A-35 is located on the east side of existing North Ellicott Highway opposite the site and contains two (2) mobile homes and one (1) shed. Lot 2, Replat of Lot 1 MUHE Subdivision, zoned A-5 with no existing structures, is also located on the east side of North Ellicott Highway opposite the site. Lot 2, MUHE Subdivision, zoned A-5 and containing one single family residence, is also located on the east side of North Ellicott Highway opposite the site.

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Request and Justification:

The request is for approval of the Final Plat of “RMCC Ellicott Subdivision Filing No. 1” in the A-5 zone (Agricultural – 5 Acre). The proposed subdivision will create one (1) lot intended for the continued use of the church at this location and to allow for the proposed building addition and site improvement project. A Site Development Plan is also submitted for the site as a separate application. The details of the proposed building and site improvements are presented on the separate Site Development Plan.

This Final Plat plat is consistent with the requirements of the existing A-5 zoning in consideration of the approved Dimensional Variance. The layout, land use, minimum building setbacks, water supply and wastewater disposal are in compliance with the requirements of the A-5 zone. The proposed Final Plat is compatible with and complimentary to the surrounding land uses. Religious Institution is an allowed use in the A-5 zone. The zone of the site coincides with the zones of the adjacent and surrounding properties on the north, south, east, and west, all being A-5 or A35.

This application meets the Minor Subdivision submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2023). Minor Subdivisions are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

The request satisfies and is in compliance with all of the **criteria of approval listed in Section 7.2.1(C)(1)(c) in Chapter 7 of El Paso County Land Development Code (2023)**: A Final Plat shall be required to conform to all preliminary plan and final plat requirements including the criteria for approval, except to the extent that those requirements are modified by this Code or the Procedures Manual.

Section 7.2.1(D)(2)(b) of the El Paso County Land Development Code (LDC) discussing Preliminary Plan Applicability states that “*The preliminary plan applies to all subdivisions except those that can be classified as Final Plats.*” This subdivision is classified as a Final Plat and includes only two (2) lots. Conformance to the Final Plat Criteria of approval as outlined in **Section 7.2.1(D)(3)(f) in Chapter 7 of El Paso County Land Development Code** are addressed below:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*

The El Paso County Master Plan (“***Your El Paso Master Plan***” adopted on May 26, 2021) is a comprehensive document communicating a vision for many factors that influence the quality of life in El Paso County, including Land Use. The Master Plan provides a strategy to achieve the vision by putting forth goals and policies that can be used as a framework for decision-making regarding development of the County.

According to the Master Plan the project site is not located within any of the applicable **key areas**. The site is located within and Area of Change titled “**Minimal Change: Undeveloped**”. The Masterplan states “These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character”. A Specific Strategy of Land Use Goal LU1 “Ensure compatibility with established character and infrastructure capacity” is “The Minimal Change: Undeveloped areas should experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character”. The platting and improvement of this site is in consistent with the description associated with the assigned Area of Change in the Master Plan and listed land use goals.

The site is located within the **Rural Placetype**. The Primary Land Uses of this placetype is Agricultural, Parks and Open Space and Farm/Homestead. Estate and Institutional are Supporting Land Uses. The existing and proposed Religious Institution use of the site is consistent with the established master plan placetype and supports the primary land uses already present in the surrounding community. In the Land Use category, Goal 1.1 is “Ensure compatibility with established character and infrastructure capacity”. This site has been used as a church for many years and is well established in the community. The existing community character is preserved with this proposed Final Plat. The proposed improvements to the site are intended to enhance the use of the existing facility by adding a building for youth ministry and multi-purpose activities. The existing church building and new additional space is not intended to be used simultaneously for church services or other activities and the occupancy of site is not anticipated to change from existing conditions. The proposed use of the site will not overburden the existing roadway infrastructure or capacity of the land to support the water and wastewater needs of the development. The proposed Final Plat will not create the need for additional roadways or public facilities.

This request is in general conformance with the **County Water Master Plan**. The property is located in Region 6 on the Master Plan’s *Planning Regions Map*, which encompasses the eastern and southeastern corner of the county including the Ellicott area. The site is not located in a 2040 or 2060 designated Growth Area as determined in the Water Master Plan. The proposed water demand for the site is 0.67 acre-feet per year for a total usage of 201 acre-feet over a 300 year period. The Water Master Plan (WMP) contains estimates of the demands and available supply by region at the years 2018, 2040 and 2060 Build-Out. The 2018/2040/2060 demands in Region 2 are estimated to be 1,360 acre-feet per year, 1,782 acre-feet per year, and 2,167 acre-feet per year, respectively. The 2018/2040/2060 supplies in region 2 are estimated to be 1,360 acre-feet per year, 1,360 acre-feet per year, and 1,360 acre-feet per year, respectively, indicating a deficit of supply for the region going forward from this time. Also, a significant portion of the supply is derived from non-renewable Denver Basin groundwater. According to the Water Master Plan, water providers within Region 6 include Grand View MHP, Arrowhead MHP, Hanover School District and Yoder School District. Most water supply in Region 6 comes from exempt and non-exempt private wells. Significant growth in Region 6 is not anticipated and is not evaluated by the Water Master Plan.

Findings of the Colorado Ground Water Commission dated January 15, 1997 authorized the issuance of Well Permit No. 47814-F to withdraw water from Laramie-Fox Hills Aquifer underlying the property at a maximum rate of 15 gallons per minute and annual appropriation of 0.8 acre-foot. The well is constructed to the authorized depth and aquifer and operated in compliance with the issued well permit. The site has a totalizing water meter in compliance with the well permit. The proposed facilities on the site are not anticipated to increase site occupancy or water usage. The facilities will continue to be used one to three days per week at the current water usage levels. The existing well and water supply is adequate to supply the demand and no new water supply is required.

Water Master Plan **Policy 6.2.1.2** of the WMP – *Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible*. While direct reuse of water is not considered or allowed for this project, the site will utilize onsite wastewater treatment systems providing “Return Flows” to the environment. **Policy 4.1.3** of the WMP – *Support enhanced monitoring of sources of surface and tributary groundwater in the County*. The referenced well permit requires use of metering for the well to ensure compliance with the terms of the permit. **Goal 5.3** of the

WMP – *Reduce overall water consumption per end user in the County.* Current use of the site is one day per week. Future projected use is one to three days per week, which limits water use. No irrigated turf is included in the Landscape Plan for the site. All necessary landscape irrigation will be by automated drip system until established and then discontinued as becomes feasible.

This request is in general conformance with the **2016 Major Transportation Corridors Plan Update**. The site is an existing church that accesses the existing Ellicott Highway connecting to the overall transportation system in the area. The proposed building addition of a new multi-purpose youth ministry building and site improvements will have negligible impact to the existing transportation system. No new transportation system improvements are required.

This request is in general conformance with the **El Paso County Parks Master Plan** which does not appear to call for trails or parks in the site vicinity. As a non-residential property, payment of Park Fees at the time of platting will not be required.

This request is in general conformance with the **Master Plan for Mineral Extraction**. No severed mineral right owners were found. The proposed use of this property does not include any mineral or natural resource extraction operations.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*

As discussed above, section 7.2.1(D)(2)(b) of the El Paso County Land Development Code (LDC) discussing Preliminary Plan Applicability states that “The preliminary plan applies to all subdivisions except those that can be classified as Final Plats.” This subdivision is classified as a Final Plat and includes only two (2) lots.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

The proposed Final Plat is prepared in accordance with applicable subdivision design standards. No public improvements are required for this subdivision.

4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.*

Water service is to be provided by the existing individual on site well operated under the aforementioned Well Permit No. 47814-F.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*

An Onsite Wastewater Treatment System (OWTS) report is prepared and submitted with this application. Wastewater is intended to be treated via the existing individual on-site septic system and new proposed system. Wastewater use is less than 2,000 gallons per day. Therefore, the system will be designed, constructed and operated under the El Paso County Public Health Department rules and regulations.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)].*

A soils report has been prepared for the site and the owner will comply with the recommendations in the report. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include areas of artificial fill, expansive soils and potential radon. All of these can be satisfactorily mitigated through avoidance or proper engineering design and construction practices. There are no specific areas on the site which must be avoided for construction purposes. These conditions and mitigation measures are discussed in further detail in the Soil, Geology, and Geologic Hazard Study produced by Entech Engineering.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

The proposed Final Plat is consistent with the submitted Final Drainage Report. A proposed full spectrum Extended Detention Basin will provide water quality treatment and storm detention for the site.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*

Legal access to the site is from adjacent Ellicott Highway. Physical access to the proposed parking lot is from the adjacent driveway located along the north side of the site.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. RMCC Ellicott Subdivision Filing No. 1 is located within the Ellicott Fire Protection District which is providing fire protection for the currently developed site. Water and sanitary sewer provisions are discussed above. The property is located within the service areas of Ellicott School District No. 22 and Mountain View Electric Association, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

The site is located within the Ellicott Fire Protection District which provides fire protection for the site and the surrounding area. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.*

All off-site impacts are determined to be negligible with the platting of the existing church site and proposed improvements that are to serve the existing church facilities. The owner will be responsible for any applicable paying Park, School, Drainage and Traffic Impact fees.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*

There are no public facilities or infrastructure required or proposed for this subdivision. The platting of the site will include the collection of the applicable Traffic Impact fees due for this project.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision is in accordance with the Land Development Code with respect to zoning, building setbacks, provision of utilities and storm drainage. Several reports have been prepared and submitted in support of this Final Plat application including Drainage Report, Soils and Geology Report, OWTS Report, and Water Resources Report. The submitted reports demonstrate compliance with the Land Development Code.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].*

Mineral estate owners have been notified of this application. It is unlikely that mineral extraction operations would be feasible in this area.

Existing and Proposed Facilities:

There are no required public subdivision improvements required for this site.

Fire Protection:

RMCC Ellicott Subdivision Filing No. 1 is located within the Ellicott Fire Protection District. The fire district already serves the property. The site is subject to the codes and policies adopted by the said District regarding fire protection. Water mains and fire hydrants are not located near the project site. A 30,000 gallon fire cistern supplying stored water to a new fire sprinkler system will be installed on the site.

Proposed Access Locations:

As described above, legal access to the site is from adjacent Ellicott Highway. Physical access to the proposed parking lot is from the adjacent driveway located along the north side of the site.

Traffic Impact and Traffic Impact Fees:

A Traffic Impact Study was prepared for this plat and associated Site Development Plan. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis.

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 24-377. Traffic Impact Fees will be paid at time of building permit.