

February 19, 2025

PCD File No. PPR-2420

**Letter of Intent
RMCC Ellicott Subdivision Filing No. 1
Site Development Plan**

Owner/Applicant:

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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. The board resolution 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.

Engineers • Surveyors
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REQUEST:

The request is for approval of the Site Development Plan for “RMCC Ellicott Subdivision Filing No. 1” in the A-5 zone (Agricultural – 5 Acre). The proposed plan depicts the addition of a 10,000 sf multi-purpose / youth Ministry building, new parking area, new full spectrum extended detention basin, landscaping and utilities as well as the existing church building to remain. The site will not be operated as a childcare or preschool facility during the week. A Minor Plat to create a single lot on the currently unplatted land parcel is also submitted for the site as a separate application.

JUSTIFICATION:

This Site Development Plan is compliant with the requirements of the Land Development Code for the A-5 zone and general site design considerations with respect to land use, minimum building setbacks, access, landscaping, utility provisions. The proposed site improvements are 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.

Building Setbacks and Building Heights

Building setbacks in the A-5 zone are Front=25', Rear = 25', Side = 25', and maximum building height = 30'. Proposed building setbacks from all sides range from 34' to 213'. The height of the existing church building is 24' and height of the proposed building is 25'-6”.

Site Coverage

The acreage of the building site after dedication of North Ellicott Highway Right-of-Way 2.556± acres (111,324 sf). The existing and proposed building coverage totals 13,734 sf which is 12.3% of the site. Paved area is 31,760 sf (28.7%), and the remaining open/landscape area is 65,830 sf (59%). Resulting percent imperviousness of the site is 41%.

Access

The existing site has access from a driveway connecting to Ellicott Highway on the north side of the site. The driveway connects to the existing gravel parking lot to the north and west of the existing church building. In the proposed condition Legal access to the site is from adjacent Ellicott Highway. Physical access to the proposed parking, located north of the existing building and west of the proposed building, is currently from the adjacent driveway located along the north side of the site. An access easement for formal use of the existing drive has been arranged with the adjacent property owner and will be formalized concurrently with the review of this Development Plan. The driveway will be paved with the proposed parking lot entrance near the northwest corner of the site.

Parking

The existing building typically seats up to 150 persons. The new building is a multi-purpose / youth ministry building that will seat up to 230 persons. Both buildings will not be used simultaneously therefore church functions will occur in either the existing or new building, but not at the same time. The number of proposed parking spaces is based on the number of proposed seats in the new building and are calculated at 1 space per 4 seats in accordance with the Land Development Code. The number of required ADA parking spaces are then added to the resulting number. 230 seats at 1 parking space per 4 seats makes 58 spaces required plus 3 ADA spaces for a total required number of 61. The plan provides 58 standard spaces and 5 ADA spaces for a total of 63 parking spaces. The proposed Development Plan provides for adequate off-street parking. Parking calculations are included on the Site Development Plan.

ADA Requirements

This church site will comply with ADA standards for accessible design. Adequate ADA parking spaces and accessible routes to the building are provided.

Landscaping/Screening

The existing site has landscaping consisting of mature trees and non-irrigated native grasses. A Landscape Plan is included in the project submittal. Landscaping shall include trees and shrubs in the Landscape Setbacks of adjacent Ellicott Highway, Landscape Buffer along the south boundary as well as required Internal Landscaping and Parking area Landscaping. Setback, Buffer, Parking and Internal landscaping requirements are satisfied. Non-irrigated native grass will be planted in the remaining disturbed areas of the site that are not to receive building, pavement or rock mulch ground cover. All watering of the new tree and shrub plantings will be by an automated drip irrigation system. Existing and proposed trees will provide screening from the adjacent roadways and properties. No further screening is required.

Alternative Landscape Plan Request: Request waiver for 6' ht. opaque buffer fence along the south boundary. The south boundary has an existing 4' ht. barbed wire fence. All required buffer trees are provided and all are evergreen trees. The proposed parking lot and proposed church building are more than 80' from the south property line. The request will maintain the open character of area, but still provide the required screening.

Grading/Erosion Control/Storm Drainage

The existing site will be graded to accept the new improvements and to tie into the existing grades on all edges of the site. The design and layout of the proposed building and site improvements incorporates minor grade changes on the site. A Grading and Erosion Control Plan is included with the project submittal. Construction Erosion Control measures will be implemented during and after site grading. Runoff from the impervious surfaces of the proposed site will flow overland to the proposed Full Spectrum Extended Detention Basin (FS-EDB) located near the southwest edge of the site. The FS-EDB provides stormwater quality treatment and storm detention for the site. Developed stormwater discharge rates leaving the site will be no greater than those of the existing condition. A Final Drainage Report is prepared and submitted with this project submittal.

Soils and Geology

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. Site and building foundation design is conducted in observance of the soils investigations.

Water, Sanitary Sewer, Electric and Gas Utilities

The existing church operates an exempt well under in accordance to the Findings of the Colorado Ground Water Commission dated January 15, 1997. The Findings authorized issuance of the existing 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.

An Onsite Wastewater Treatment System (OWTS) report is prepared and submitted with 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.

The property is in the service area and currently served by Mountain View Electric Association which has provided a service commitment letter. Natural gas mains are not located nearby the site. Propane tanks will continue to provide for the natural gas needs of the site.

Site Lighting

Site lighting will consist of standard wall pack fixtures located at the building entrances. We are requesting Alternative Lighting Plan. No pole mounted lights are proposed in the site or parking lot. The building and site are primarily used on Sunday during daytime hours. Further lighting is not needed or desired and would be viewed as a detriment to the surrounding neighborhood.

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.

Traffic Impact and Traffic Impact Fees:

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 19-471. Traffic Impact Fees will be paid at time of building permit.

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