



Drexel, Barrell & Co.

June 26, 2024

El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6306

Attn: Kari Parsons, Senior Planner

**RE: Letter of Intent for:
Church of Jesus Christ of Latter-Day Saints (LDS)
EX241: County Wetland & ROW Land Acquisition Hwy 105 & LDS
Church – Exemption Plat Monument
Address: 950 CO-105, Monument, CO 80132
Tax Schedule Numbers: 7113200004, 7113210037, 7113210036
Zoning: RS-20000 PUD, R-4 PUD, R-4 PUD**

Ms. Parsons,

The Church of Latter-Day Saints in Monument has the desire to develop the small parcel immediately to the east of the existing church parcel. The development area is adjacent to the Hwy 105 planned and construction area. LDS is requesting to combine (3) parcels into (1) lot and (1) tract formerly known as Parcel A, Knollwood Estates Filing No. 2 (Book C-2, Page 50, Rec No. 200118192).

The Plat Exemption application is inclusive of the open space property that has been designated for Highway 105 improvements. Exemption criteria specifically include public use needs for Hwy 105 along with the associated adjustments to the wetland bank by the County purchasing and preserving approximately 4.8 acres of open space along Dirty Woman Creek. These improvements have created the need to modify land legals and legalizing the land subdivision is through exemption. LDS church use qualifies for an Exemption Plat, as County land acquisition has occurred on the two LDS church parcels due to right-of-way takes for the Highway 105 project and including the County open space along Dirty Woman Creek.

As per Chapter 7.2.2. of the El Paso County Land Development Code, Subdivision Exemptions may be granted where:

(A)Purpose. The purpose of establishing standards for exemptions is to provide framework whereby the BoCC may grant exemptions from the definition of the term subdivision for any division of land the BoCC determines is not within the purpose of C.R.S. § 30-28-101.

(B)Applicability. The BoCC may, pursuant to this Code, exempt from the definition of "subdivision" any division of land the BoCC determines is not within the purposes of the definition of "subdivision". The BoCC has exempted certain divisions of land from the definition of "subdivision" as set forth in C.R.S. § 30-28-101, as amended through the adoption of this Code.

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch Street, #100
Colorado Springs, CO 80903

719-260-0887

(1) Highway Rights-of-Way Exemptions. Any parcel created by the division of a parcel of land which is the direct result of the acquisition, by condemnation or otherwise, of the state or County highway rights-of-way, and any parcel created by the right-of-way taken or acquired by federal, state or local government, shall be considered an exemption provided that the parcel being divided was not created illegally.

(3) Open Space Exemptions. Any parcel created by the division of a parcel of land which is the direct result of an acquisition by federal, state or local government for open space or park land shall be exempt from the definition of the term "subdivision", provided that the resulting parcel is in conformance with the minimum lot area requirements for the proposed use in the zone district in which said property is located and provided that the parcel being divided was not created illegally;

(c) Criteria for Approval. The PCD Director, in approving a right-of-way, utility or open space exemption, shall find:

- The request serves a legitimate government or utility purpose; and
- There will be no impact on the status of the lot or parcel as a conforming lot or parcel, and if a nonconformity will result that the nonconforming lot or parcel will be deemed conforming with respect to lot size and will be eligible to apply for a variance in the event they do not meet the development standards of the applicable zone district.

Master Plan Discussion

Area of Change Designation: Minimal Change: Developed

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

Key Area: Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with three lakes (Monument Lake, Wood-moor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and

Woodmoor.

We trust you will find our request for Exemption Plat complete. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

Tim D. McConnell, P.E.
Principal, Regional Manager