



August 8, 2023

PCD File No. PPR2255

**LETTER OF INTENT  
LOT 4, BLOCK 2, PAWNEE RANCHEROS  
SITE DEVELOPMENT PLAN  
(MVE Project No. 61200)**

**Owner / Applicant:**

SS Constantine & Helen Orthodox Church  
2770 N. Chestnut St.  
Colorado Springs, CO 80807  
(719) 683-2700

**Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736

**Site Location Size and Zoning:**

The St. John the Baptist Orthodox Church site in Lot 4, Block 2, Pawnee Rancheros Filing No. 1 is within the east half of the southeast quarter of Section 4, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 4.79± acres in area and has a tax schedule number of 53040 05 008 (7530 Mohawk Road). The site is located north of East Woodmen Road and west of Mohawk Road in El Paso County. The site is zoned Agricultural - 35 Acres (A-35) and is vacant.

**Request and Justification:**

The request is for Site Development Plan approval for construction of St. John the Baptist Orthodox Church and appurtenances. The project will consist of the Church having a 3,475 square feet (S.F.) building footprint with a basement area of 3,475 S.F. along with sidewalks, parking lot, entrance drive, connected utilities, and permanent landscaping. The project also includes connecting a new potable water well, and constructing a sub-surface sewage treatment system. This application also includes a request for the approval of a landscaping plan without an irrigation system as water Well Permit does not allow for irrigation. The project as shown on the proposed Development Plan will not be phased and there are currently no plans for future expansion.

**Access**

There will be only one access to this project which is from existing public Mohawk Road. Mohawk Road is an existing paved asphalt road within a sixty foot right-of-way owned and maintained by El Paso County.

***Engineers • Surveyors  
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736  
Fax 719-635-5450 • e-mail mve@mvecivil.com***

### **Parking and Traffic Generation**

The calculated occupant load is 133. The required parking for this project is 4 seats per space plus the required accessible spaces. Therefore the number of required spaces equals thirty three (33) standard spaces plus two (2) accessible spaces. The plan provides 34 standard spaces and 2 accessible spaces for a total of 36 parking spaces. A Traffic Memo has been prepared and submitted for this project containing a traffic generation analysis. The site-generated traffic is expected to create no negative impact to traffic or surrounding roadway network and proposed site access, nor at the Mohawk Road intersection with Woodmen Frontage Road. Analysis of site-generated traffic concludes that the proposed development traffic volumes are minor.

### **Traffic Impact Fees:**

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners are not included in a Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

### **ADA Requirements**

The site is provided with the required number ADA parking spaces. All proposed dimensions and slopes for new building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design.

### **Landscape Plan**

A Landscape Plan is provided for the site with a minimum amount of trees, shrubs and grasses as the Well Permit for the site does not dedicate irrigation water for landscaping. The Landscape Plan is included in the Site Development Plan drawing set. The Landscape Plan meets the specific requirements of Section 6.2.2. of the El Paso County LDC with the requested Alternative Landscape Plan provisions, the proposed landscaping meets the purposes of Section 6.2.2. of the LDC, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specified LDC requirements.

The Landscape Plan includes three Alternative Landscape Plan Requests which are: 1) Because the proposed church development will disturb less than 2 acres of the 5 acre site (actually less than 1.0 acre), it is requested that the street frontage requirements be based on the lengths of the limit of disturbance area rather than the entire street frontages. The alternative plan will provide the desired screening from the existing roadways while still adding new planting along the project area that will compliment the church site; 2) Because the proposed church development will disturb less than 2 acres of the 5 acre site (actually less than 1.0 acre), it is requested that the internal landscaping requirements be based on the limit of disturbance area rather than the entire property. The requested alternative will meet the intent of the landscaping code for providing internal landscaping, but will take into consideration the large portion of the lot that is not being developed with this project; and 3) Because the proposed church development is 185' away from the west boundary and 140' from the north boundary, it is requested that the buffer tree requirement along these boundaries be waived along with the required 6' opaque fence. The extended distances provides spacial separation and the topographic relief also creates the screening buffers intended in the code.

Remove "no detention". Less than 1 acre of disturbance does not remove detention requirement.

### **Grading/Erosion Control/Storm Drainage**

Portions of the site shall be graded to accept the new improvements and to tie into the existing grades along the edge of disturbance/construction. The area of disturbance for the construction on the site is less than one (1) acre at 43,120 sf and therefore no detention or water quality ponds are required. No grading and erosion control plans are required for El Paso County and are not provided for this Site Development Plan submittal. A Final Drainage Report has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the Final Drainage Report.

Remove statement as GEC plans were provided with this submittal.

### **Water, Sanitary Sewer, Electric and Gas Utilities**

The new site potable water well is private will provide water for the Church. The Onsite Wastewater Treatment System (OWTS) is private and will serve the treatment needs of the Church. Mountain View Electric Association serves the site with electricity service. The City of Colorado Springs Utilities will provide the site with natural gas. Construction Documents for the proposed buildings will be reviewed by Pikes Peak Regional Regional Building Department and utility organizations. Internal water supply is provided through said private well.

### **Fire Protection**

Fire Protection is provided by Falcon Fire Protection District. This plan has been received by the Falcon Fire Department. City of Colorado Springs water mains with fire hydrants exist adjacent to the site on Woodmen Frontage Road. Construction Documents for the proposed buildings will be reviewed by Pikes Peak Regional Building Department and the Fire District.

### **Site Lighting and Signage**

New signage is being proposed for the site at the southeast corner and will be acquired through a separate submittal and permit. New lighting is being added to the site and the Site Development Plan set includes a photometric plan.

### **Existing and Proposed Public Facilities**

The site requires no new public facilities or public improvements.