

LETTER OF INTENT
MA MINOR LAND SUBDIVISION APPLICATION

December 30, 2021

OWNERS / PARCEL NUMBERS

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SITE INFORMATION

The proposed MA minor subdivision plat is located within a portion of the E1/2 of the NW1/4 of Section 15, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado. More specifically, the property is located at the southeast corner of the intersection of Walker Road (Hwy 105) and State Hwy 83. The site adjoins the Walden Corporation's waste water treatment facilities and the proposed Walden Preserve 2 Filing 5 single family residential subdivision on the east. The site adjoins Walker Rd on the north, State Hwy 83 on the west and on the south an unplatted 6 acre single family residential tract zoned RR-5. The property, including both parcels, totals 62.60 acres and is currently zoned RR-5. Vehicular access to the site is currently facilitated from Walker Road to the north and a right-in / right-out access onto

right-in only

Hwy 83. Recent upgrades to both roadways occurred during the high school construction process (see Existing Improvements discussed below).

DEVELOPMENT REQUEST

The applicants are requesting a Final Plat approval for the MA minor land subdivision. The minor land subdivision plat is proposed to include;

(PCD Project Number
PPR-19-009)

- 19.38 acre Lot 1 is intended to facilitate the existing Monument Academy High School structure, recreational fields and associated parking. A Site Location Permit and Site Development Plans for the High School facilities have previously been approved by El Paso County. Approval of Lot 1's final plat will complete the necessary County entitlements for the High School site.
- 80 foot wide interior road right-of-way dedications to facilitate the existing Jane Lundeen Drive and the extension of Pinehurst Circle. Also included are additional perimeter ROW dedications to both Walker Road and Highway 83 needed to facilitate existing required roadway improvements. All public improvements associated with the proposed ROW dedications were previously reviewed and approved by El Paso County through a Construction Document Review application. Construction of the public improvements was governed by a Development Agreement (SIA), Financial Assurance Forms and a Letter of Credit providing surety for construction and warranty.
- 4 individual Tracts. 15.35 acre Tract A and 19.90 ac Tract B to be held for future development. The 1.03 ac Tract C and 0.17 ac Tract D are intended to be transferred to adjoining property owners as part of a property line survey adjustment. No development will be allowed on Tract A and/or B until appropriate zoning, platting and development plans have been approved by El Paso County.

Half of Pinehurst
is shown as
plat

(PCD Project Number
CDR-20-001)

JUSTIFICATION FOR REQUEST

This minor land subdivision final plat approval request is consistent with the previously approved Monument Academy High School development entitlements including; Site Location Permit, Monument Academy Site Development Plan request and Monument Academy Construction Document Review application with supporting documents. Approval of this request will allow for platting of the Monument Academy High School lot and the dedication of previously constructed roadways while legally platting the remaining parcels into Tracts to be held for future development.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within Lot 1 are related to the development of the Monument Academy High School and include; the school structure / building, sports fields, parking spaces, interior driveways. Existing utility services include water, wastewater, natural gas, electric and communications are also existing. No additional improvements to Lot 1 are included within this application.

Interior roadways, including Jane Lundeen Drive and the extension of Pinehurst Circle, are existing. Improvements to surrounding roadways, including Walker Road and State Highway 83, are also existing. No additional improvements within the public road ROW are included within this application.

Reference name and County project #
for approved traffic impact study.

Existing drainage structures and facilities off site, on site (Lot 1) and within the existing road ROW are included within this application. No future proposed drainage structures or facilities are included within this application.

Reference name and County project # for approved final drainage report.

No additional public or private improvements related to any of the tracts are included within this application.

No property owner associations and no common ownership land or facilities are included within this application.

CRITERIA FOR APPROVAL & MASTER PLAN CONSISTENCY

In approving a Final Plat application, the El Paso County Land Development Code requires that the BoCC shall find that the proposed subdivision is, amongst other issues, in general conformance with the goals, objectives and policies of the El Paso County Master Plan.

Lot 1 of the MA Subdivision facilitates the existing Monument Academy High School. The El Paso County Master Plan, adopted May 26, 2021, discusses educational facilities in Chapter 7 – Public Facilities including the character, growth and safety of educational facilities. The Community Facilities Core Principle states: CONTINUE TO COORDINATE WITH LOCAL AND REGIONAL AGENCIES TO PROVIDE WELL-MANAGED, HIGH-QUALITY COMMUNITY FACILITIES AND SERVICES and goes on to present four Community Facilities goals.

Goal CF11 – *Coordinate with agencies to provide high-quality community facilities, services and infrastructure to enhance quality of life.* The Monument Academy High School is a result of combined work efforts with the Monument Academy Foundation, the Foundation’s engineers and architects, the developer of the Walden community, the Walden community utility providers, the local school district, the local fire protection district, the Colorado Department of Transportation, El Paso County Parks and Recreation, the El Paso County Transportation Department, the and El Paso County Planning and Community Development Department all working toward a common goal of providing the safest and highest quality educational experience for the young citizens of El Paso County.

Goal CF12 – *Improve the effectiveness of public safety through coordination, funding and planning.* The safety of the general public, as well as school students, faculty and administrators, has been insured through the combined work efforts and code compliance reviews of the school’s building contractors, architects, engineers and planners in close coordination/cooperation with the Pikes Peak Regional Building Department, Monument Tri-Lakes Fire Protection Department, the City of Colorado Springs Fire Department, the El Paso County Sheriffs Department, the Colorado Department of Transportation, the El Paso County Transportation Department and the El Paso County Planning and Community Department.

Goal CF13 – *Ensure adequate provision of utilities to manage growth and development.* Water and wastewater services to the high school are currently being provided by the Walden Corporation pursuant to State permits and as described in the Watts Engineering Water Resource and Wastewater Treatment Reports. Electric service is being provided by the Mountain View Electric Association and natural gas service is being provided by the Black Hills Energy Corp. See Service Commitment Letters submitted by all utility providers evidencing their willingness to serve and their capacity/capability to provide service.

This is a great analysis of goals - however, there is no mention of placetype, area of change, or key area influence. Please also include a brief discussion of these master plan components.

Master Plan analysis needs to also incorporate Water Master Plan discussion and Parks Master Plan discussion.

Goal CF14 – *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.* The high school's runoff water quality and site drainage/flood impact controls have been designed by a professional engineer in accordance with numerous County, State and Federal regulations intended to protect the physical environment. In addition, the high school's drainage and erosion control has been constructed and inspected in accordance with numerous County, State and Federal requirements and regulations.

As discussed in *Master Plan Chapter 14 Implementation – Land Use Applications and Master Plan Consistency* - previous approvals of the Monument Academy High School 's Site Location Permit, Development Plan and Public Improvement Plans (road and drainage) established Master Plan consistency related to land use goals and objectives and a good portion of the Master Plans technical subdivision goals and objectives. The Master Plan's technical subdivision goals and objects and Code compliance requirements are discussed in further detail below and are intended to evidence this application's further consistency with the Master Plan as well as the technical requirements of the Land Development Code.

- *The subdivision is in substantial conformance with the approved Preliminary Plan; Preliminary Plans are not required for Minor Land Subdivisions. However, the proposed plat does accurately reflect the previously approved Site Location Permit, Site Development Plans and Construction Document Review application.*
- *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; Previous County approvals associated with the Site Location Permit application, the Site Development Plan application and the Construction Document Review application evidence consistency with County planning and engineering regulations.*
- *A sufficient water supply has been acquired in terms of quantity, quality and dependability complying with all State and County water supply standards; Water service including; treatment, storage, fire suppression and distribution is currently being provided to Lot 1's high school by a central water system owned and operated by the Walden Corporation. Water quality, quantity and dependability were established during Lot 1's Site Development Plan approval process and are further detailed in the Watts Engineering Water Resource Report.*
- *A public sewage disposal system has been established complying with all State and County sewage disposal system standards; Waste water collection and treatment will be provided via a central wastewater system owned and operated by the Walden Corporation. Compliance with State and County code requirements was established during Lot 1's Site Development Plan approval process and are further detailed in the Watts Engineering Waste Water Service Report.*
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions; Soils, geologic and topographic hazards were evaluated during the Lot 1's Site Development Plan review process and found to be suitable for the development of a high school facility.*

Explain if these will be public rights-of-way.

- *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design; Site drainage was evaluated during both the Site Development Plan process for Lot 1 and the Construction Document Review application process for the associated roadways. Required drainage facilities and improvements were identified and constructed as part of the high school and roadway construction process.*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM; Legal and physical access has been provided to Lot 1 and Tracts A and B via the construction of Jane Lundeen Drive and the extension of Pinehurst Circle.*
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; Police protection to the Monument Academy High School (Lot 1) is currently being provided by the El Paso County Sheriff's Office in cooperation with the high school's internal security staff. Fire protection is being provided by the Tri-lakes Monument Fire Protection District. A transportation network has been constructed to provide safe and adequate vehicular access to and from the school site parking lots. Water and wastewater services are currently being provided by the Walden Corporation. Electric service is being provided by Mountain View Electric Association and natural gas service is being provided by Black Hills Energy. The Monument Academy High School provides the surrounding community with recreational opportunities.*
- *The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code; The Tri-lakes Monument Fire Protection District was extensively involved in the review and approval of the Site Development Plans and the buildings architectural plans evidencing compliance with Chapter 6 of the Land Development Code.*
- *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; Off-site impacts generated by the high school development on Lot 1 were generally related to traffic impacts and site drainage impacts. Detailed engineering reports identifying the impacts and required mitigations measures were reviewed and approved during the Site Development Planning process and the Construction Document Review application process. Roadway improvements and drainage improvements were constructed to mitigate impacts.*
- *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; A Development Agreement between the school and the County (SIA) was prepared and executed during the Construction Document Review application process. The Development agreement included financial assurance forms and a letter of credit to guarantee construction.*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code; Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards.*

Compliance with these standards is evidenced and ensured by the approval of the Site Development Plan application and the Construction Document Review applications.

- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision;* A review of the El Paso County Master Plan for Mineral Extraction and the Monument Academy High Schools Soils and Geology Report indicates no known commercial mining deposits on the site.