



January 23, 2023

PCD File No. PPR-22-050

**LETTER OF INTENT
ELLICOTT SCHOOL ADDITION 2 BUILDINGS
SITE DEVELOPMENT PLAN
(MVE Proj. No. 61183)**

Owner:

Ellicott School District No 22
322 S Ellicott Highway
Colorado Springs, CO 80808
(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 Ellicott School Addition 2 Buildings site is located within the southwest quarter of Section 18, Township 14 South, Range 62 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 32.93± acres in area and has tax schedule numbers 2418000019 (399 S Ellicott Highway), and 2418000018 (375 S Ellicott Highway). The site is located north of Handle Road and east of South Ellicott Highway in El Paso County. The site is zoned Agricultural - 35 Acres (A-35). The property contains several structures: an elementary school building, a highschool building, a superintendent office building, and various ancillary buildings as well as parking lots and grass covered ball fields.

Request and Justification:

The request is for Site Development Plan Approval for site grading and construction of two (2) new buildings along with sidewalks, drives, connected utilities, and permanent storm water BMPs. The project will consist of one (1) classroom building having one (1) story and 19,123 sf building footprint containing 13 classrooms, paved sidewalks, and landscaping will serve Ellicott Elementary School at 399 S Ellicott Hwy. One (1) Votech building having two (2) stories and 11,499 sf building footprint with a gravel access driveway, paved sidewalks, and landscaping will serve Ellicott Sr High School at 375 S Ellicott Hwy. The project also includes connecting internal potable water, sanitary sewer service lines, and two (2) proposed rain gardens, each one located downstream of each new building addition to provide water quality enhancement to their respective phase of development. This application also includes a request for the approval of an alternative landscaping plan.

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Access

The main access to this project is from existing public South Ellicott Highway. There are two access points from South Ellicott Highway, one directly in front of Ellicott Sr High School at 375 S Ellicott Hwy as well as another access directly in front of Ellicott Elementary School at 399 S Ellicott Hwy. There is also access to the south west parking lot from Handle Road to the south.

Parking and Traffic Generation

The required parking for this project is 162 standard spaces and 6 handicap spaces. The total enrollment for the high school was used in calculating the required parking for the Votech building (Phase I). The total existing and proposed number of classrooms of the elementary school were used in calculating the required parking for the elementary school classrooms additions (Phase II). There currently exists 104 standard parking spaces on the site, as well as seven (7) ADA spaces. There are also 134 gravel parking spaces in use today by the elementary school and high school. None of the southeastern extended parking areas that are not in compliance with LDC 6.2.5 access requirements are included in gravel parking assumptions and is outside the scope of the current building addition project. There is one proposed ADA compliant van accessible disabled parking space provided to Phase I. The total provided parking for this site is 246 spaces. The available 245 parking spaces and proposed disabled space will be sufficient for the schools following the construction and use of the proposed facilities -these spaces are in compliance with LDC 6.2.5 access requirements. No significant increase in traffic generation due to the proposed development is anticipated.

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.

Alternative Landscape Plan

This is an existing developed school site in current use that contains existing mature landscaping. The scope of the project is limited to the addition of two new buildings that encompass less than 6% of the site. It is not appropriate to evaluate and involve the landscape requirements for the entire site due to the the proposed building additions. A significant amount of water is dedicated for the irrigation of the existing landscaping and the school's sports fields because of the educational use. Irrigation is accomplished utilizing the existing irrigation system. Expanding the landscaping throughout the entire school site would require significantly more water which the district does not have to spare and the expansion of the irrigation system into established areas. Also, the new buildings are located large distances away from the site boundaries. The new northerly building (Votech) is located more than 125' from the northern property line and more than 500' from the east property line. Other buildings are located south and west of the new Votec building. The new southerly building (3-5) is located more than 230' from the west property line and more than 760 from the east property line. Other buildings are located south and west of the new 3-5 building. These distances proved adequate setbacks for the new buildings. Therefore, this application includes a request for the approval of Alternative Landscaping. Currently, the site is covered with native grasses, planted turf, trees and shrubs. Landscaping for the two new buildings shall include shrubs and ornamental grasses. An Alternative Landscape plan is included in the site development plan drawing set. Although the provided Alternative plan may not meet the specific

requirements of Section 6.2.2. of the El Paso LDC, the proposed landscaping meets the purpose 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.

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. Water quality treatment for the new disturbed impervious areas on the site will be provided by two (2) proposed rain gardens, each one located downstream of each new building addition to provide water quality enhancement to their respective phase of development. 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.

Water, Sanitary Sewer, Electric and Gas Utilities

The site is contained within the service area of Cherokee Metropolitan District which will provide water service. Sanitary sewer system on this site is private. Wastewater treatment is provided offsite. Mountain View Electric Association serves the site with electricity service. Privately owned on-site propane tanks serves the site with natural gas. Construction Documents for the proposed buildings will be reviewed by utility organizations. Internal water supply is provided through private well and a private water distribution system.

Fire Protection

Fire Protection is provided by Ellicott Fire Protection District. This plan has been received and approved by Ellicott Fire Department. Water mains with fire hydrants exist on the site. The two proposed buildings will be sprinkled for fire protection. Construction Documents for the proposed buildings will be reviewed by Pike Peak Regional Building Department and the Fire District.

Existing and Proposed Public Facilities

The site requires no new public facilities or public improvements. Construction Drawings for the buildings will be reviewed by Pike Peak Regional Building Department. No new signage is being added to the site. Also, no new lighting is being added to the site.

Letter of Intent – Site Development Plan – Ellicott School Addition 2 Bldgs

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