

PCD Project Manager_2026-06-10_006 - Letter of Intent.pdf Markup Summary

Planner (1)

By in compliance with the El Paso County Land Development Code. However, since this site is split from zoning requirements.

the proposed request and compliance with the definition of the proposed use and any facts within the Land Development Code.

id designated as a school site through the development of the PUD documents but was never so designated via plat. While the proposed use is matching the designation and intent within the PUD, a Subdivision Exemption with an Exemption Plat will be required in order to dedicate the property to a school site.

Is there a utility letter that they can serve the site for water and wastewater? If not Septic systems may significantly alter site design and size of school.

revision of utilities.

is, sewer services, and both on and off-site stormwater infrastructure being proposed with the systems will need to be approved by Woodman Hills Metro District. The Fire Department will also offer advice as it relates to Fire Protection. Stormwater infrastructure on and off-site are anticipated for approval. The off-site stormwater infrastructure is being proposed at this time mainly to prevent flooding to the site from the north and west but also serves as the sites discharge location point has been provided for the intent of drainage on and off-site.

dated traffic generation and access, unless a separate traffic study is required and is being

red and being provided with this project. Please see the provided Study for details.

Subject: Planner
Page Label: 2
Author: dsdparsons

RESPONSE: WHMD HAS VERBALLY AGREED TO SERVE THE PROPERTY FOR BOTH SEWER AND WATER. THEY ARE CURRENTLY PUTTING TOGETHER A WILL SERVE LETTER.

Is there a utility letter that they can serve the site for water and wastewater? If not Septic systems may significantly alter site design and size of school.

Engineer (1)

ed:
es but any minor deviations from the code would not be mpt.

ion. Please include a section for Road Impact Fees. Road Impact fees are charged by the following for the Woodmen Road Metro District: \$1.10/sf x 48,428sf = \$53,270.80

Subject: Engineer
Page Label: 2
Author: Bret Dilts - DPW Engineering

RESPONSE: THIS HAS BEEN ADDED TO THE DOCUMENT.

Please include a section for Road Impact Fees. Road Impact fees are charged by the following for the Woodmen Road Metro District: \$1.10/sf x 48,428sf = \$53,270.80

Callout (1)

Please provide a description of project. Is this D49 charter? How many students, classrooms, sports fields, nus services, what grades?

A discussion regarding the proposed request and compliance with the applicable requirements of the Land Development Code.

The site as designed is generally in compliance with the El Paso County Land Development Code. However, since this site is developing a school, it is exempt from zoning requirements.

A discussion regarding how the proposed request and compliance with the definition of the proposed use and any applicable use specific requirements within the Land Development Code.

This site has been intended and designated as a school site through the development of the PUD documents but was never formally designated in the Official District map. While the proposed use is matching the designation and intent within the PUD, a Subdivision Exemption with an Exemption Plat will be required in order to dedicate the property to the school district via Plat.

A discussion regarding the connection of utilities.

Subject: Callout
Page Label: 2
Author: dsdparsons

RESPONSE: THIS IS A D49 CHARTER WITH 621 STUDENTS DESCRIPTION ADDED

Please provide a description of project: Is this D49 charter? How many students, classrooms, sports fields, nus services, what grades?