May 5, 2026

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

2880 International Circle, Suite, 110

Colorado Springs, CO 80910

SITE DEVELOPMENT LETTER OF INTENT

Dear Sir/ Madam,

Please find below summary of the plan in compliance with the requirements of Site development Plan in Chapter 6 of LDC of El Paso County Planning and Zoning.

Owner Information:

Honor Charter Building Corporation

Address: 12577 E Caley Avenue Centennial, Colorado 80111

Responsible Party: Tammy Sweeris; Ph: 616 250 3566; email: tammy@highmarkschools.com

Applicant Information:

Grace Design Studios

Address: 2929 N. Central Avenue, 11th floor, Phoenix AZ 85012

Contact Person(s):

Ashish Dandavate, 602 257 1764, ext. 1610; email: adandavate@grace-design.com

Thomas Conran, 602 257 1764, ext. 1689; email: tconran@grace-design.com

Property Tax schedule number:

5301000038

Project Description:

Honor Development intends to construct a new K-8, 2-story educational facility at Bent Grass Meadows Dr., Peyton, CO (Parcel no. 5301000038). Programming of facility has been completed. The maximum student count will be 621. The overall square footage to be approximately 48,000 sf; providing 27 classrooms (3 per grades K-8), elective classrooms serving Art, Science, and Music, 3 small group classrooms for pull-out/support services, media center, MS regulation size Multipurpose gym/cafeteria with divider curtain, warming kitchen, offices, group and staff restrooms, nurse, conference room, lobby and staff support areas. This school design will be functional and easily maintained. The site design will allow adequate parking, onsite traffic management, and exterior open play fields, with care towards storm water management. There will not be any bus service to the school. Intentional planning during concept design will allow for potential expansion, should enrollment or facility needs evolve.

A discussion summarizing 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 standards 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 dedicated to the School District via plat. While the proposed use is matching the designation and intent within the PUD, it has been determined that 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 provision of utilities:

There are water mains/services, sewer services, and both on and off-site stormwater infrastructure being proposed with the school. The water and sewer systems will need to be approved by Woodman Hills Metro District (WHMD). Initial comments have been received from WHMD and there has been no objection to new services for water and sanitary. Will-serve letters will be provided once received from WHMD. The Fire Department will also review requirements on the water mains as it relates to Fire Protection. Stormwater infrastructure on and off-site are anticipated to be reviewed by the County for approval. The off-site Stormwater Infrastructure is being proposed at this time mainly to convey the off-site run-on stormwater flowing to the site from the north and west but also serves as the sites discharge location after detention. A drainage report has been provided for the intent of drainage on and off-site.

A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided:

A Traffic Impact Study is required and being provided with this project. Please see the provided Study for details.

This site is within the Woodmen Road Metro District and has applicable Road Impact fees ($53,270.80). Road Impact fees are calculated by the following formula for the Woodmen Road Metro District: $1.10/square feet x 48,428 square feet = $53,270.80

A discussion and justification of any alternatives being requested:

The site, as designed, is generally in compliance with the county codes but any minor deviations from the code would not be anticipated to require a variance as school sites are zoning-code exempt.

Please do not hesitate to contact us, should you need more information.

Sincerely,

Ashish Dandavate, Education Studio
SENIOR ASSOCIATE, ARCHITECT III, AIA
(o) 602.257.1764 | (c) 480.495.8253