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Specializing in Design/Build

Letter of Intent

Minor Final Plat

Owner Information

Cathedral Rock Church
590 Highway 105 Ste 190
Monument, CO 80132
Project name: Cathedral Rock Church

Owner Representatives

Hammers Construction, Inc.
Robert Green – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Address: 846 Struthers Ranch Rd.
Lot Size: 221,284 sf (5.08 acres)
Zoning: PUD
Parcel number: 71363-01-001
Legal Description: Tract A Struthers Ranch Sub Filing No. 2

Request and Justification

Request approval to build a 11,375 SF building used for religious institute built on the property indicated above future building location has been shown on site for coordination but are not part of this application. All improvements will meet El Paso County zoning requirements, complete w/ parking, drive aisles and landscaping. This is an approved use in the PUD zone. No signs are being proposed at this time.

Existing and proposed facilities, structures and roads

The property is currently vacant, and we are proposing a 11,375 SF building as described above. The property is accessed off of Struthers Ranch Rd. There is an existing curb cut that we are utilizing and will add sidewalk to tie into the east and west property lines.

Zoning

Per The Struthers Ranch Subdivision PUD Development Guidelines, the PUD will not exceed 8.94 acres of mixed office and retail without an amendment to the PUD. This proposal would result in a slight decrease of the mixed office and retail space, by designating the proposed tract specifically for drainage. As this does not exceed the designated acreage outlined in the PUD plan, an amendment to the PUD is not required. This application can be processed as a Minor Final Plat.



We are meeting all dimensional standards per county zoning code. Our building doesn't encroach on building setbacks (25'-0" front, 25'-0" rear and 25'-0" on sides). Landscape setbacks along roadways are being complied with, (20'-0" along Struthers Road and 10'-0" at Struthers Ranch Road). Per Struthers Ranch PUD guidelines, a 40'-0" max height and our actual building height is 25'-10".

Plat Map (condition for approval)

The Struthers Ranch Subdivision Filing No. 2 had 26 notes on the plat. A few are called out here. These notes were recorded on the plat in 2003.

1. The water and wastewater service for this subdivision is provided by the Donala Water and Sanitation District subject to the district's rules, regulations and specifications. Natural Gas will be provided by Aquila. Electricity will be provided by Mountain View Electric Association.
2. A 25' by 25' sight triangle no-build area exists for all corner lots except as noted. No obstruction greater than 18" are allowed in this area.
3. There shall be no direct lot access to Struthers Road.
4. Notice: This property may be impacted by noise and other similar sensory effects of flight by aircraft used in the United States Air Force Academy shall cease to be actively used. This notice shall run with the land.

Additional Criteria for Approval

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.
2. The subdivision is in substantial conformance with the approved preliminary plan.
3. 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, design, documents, and other supporting materials.
4. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.
5. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)].
6. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.
7. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.
8. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
9. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.
10. 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.



11. 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.
12. The subdivision meets other applicable sections of Chapter 6 and 8.
13. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].

Parks and trails

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail is located immediately west of Struthers Road, so no trail easement or park land dedications will be required. Regional Park Fees will be assessed upon review of the forthcoming preliminary plans and final plats.

Master plan -Place type: Suburban Residential

The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections.

Placetype Characteristics

1. This property is generally connected through a network of sidewalks often on both sides of the street.
 2. On this property, most roadways support all modes of transportation with sidewalks on both sides of the street. Major highways and County roads may provide multimodal facilities on frontage roads, adjacent trails or sidewalks. Existing gravel roads may need to be paved. County roads will be improved as new development occurs to meet current standards.
 3. Street design standards encourage compatible best management practices adjacent to the street from private development.
 4. Major Roads are paved in a grid-like fashion and local roads may be curvilinear if maintenance, snow plowing, and emergency access can be efficiently and effectively provided while maintaining compact block structure.
 5. On this property, connectivity to trails, hiking paths, and bike lanes provide access to parks, open space, different neighborhoods, jobs, services, and transit if available.
 6. Neighborhood scale parks and open space are distributed throughout the residential development and support community gathering and recreation.
 7. All right of way is preserved in association with new development. Major roads support longer trips to help connect higher-density and commercial areas, accommodate truck travel, and prioritize access control.
 8. Sidewalks or other multimodal facilities on both sides of the street connect to sidewalks of adjacent placetypes.
 9. Stormwater infrastructure adheres to best management practices and is strategically integrated into the design of each neighborhood. Curb and gutter are required.
 10. ADA accessibility is provided as depicted within the typical design cross sections for the function of the road.
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11. Incompatible land uses such as some nonresidential and/or regional commercial are hidden from public view with setbacks, screening, and landscaping buffers from all pedestrian paths and adjacent residences.

Tri-lakes Area

Tri-lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.

Utilities

The project connects to or extends adequate public utilities to the site. See utility plan for future detail. We will be handling the proper submission requirements to the following entities providing utilities to this site: Donora water and sanitation, Black Hills Energy, and Mountain View Electric Association.

Traffic

Traffic Memo provided, see attachment.

Parking

The project provides off-street parking as required by El Paso County. We are required to have 72 standard spaces per code w/ 3 accessible spaces. 80 standard spaces are provided and 3 accessible spaces are provided. See breakout on page 1 under project information. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set by the El Paso County. See details for compliance on page 2 of the submittal. Four (4) spots are required for bicycle parking (based on 5% of parking spaces). 4 spots are provided.

Landscaping

The project provides landscaped areas per El Paso County code. We are providing the minimum required 10'-0" landscape setbacks along Struthers Rd and Struthers Ranch Rd. We are also providing a 15'-0" landscape buffer to the east side of the property that abuts the residential properties to the east. See landscape sheets for further details.



Photometric

The project provides the required lighting specifications per El Paso County code. See photometric plans included with this project's submittal for further details.

Operational Standards

Dust & Debris Control: During construction, we will maintain requirements to help mitigate dust & debris, such as watering to keep dust down, silt fences to help with erosion & debris catchment. A vehicle track pad will be installed to minimize mud/dirt carryout from the site. We will also obtain a Air Control permit from EPC health and follow any guidelines they may suggest. After construction, the dust & debris will be minimal since the property will be established. If any debris is present, the owner's will promptly dispose of it.

Electromagnetic and Electrical Interference: No equipment installed for this facility will interfere with any electrical, radio or television equipment.

Humidity, Heat, Glare, Smoke or Radiation: This use will not emit any offensive or harmful pollution stated in this category.

Noise – During construction, we will adhere to not making excessive noise outside 7-6 pm work hours. The Church will comply with the dBA noise level requirements in Section 6 of Ordinance 02-1. The construction and energy code requirements get us to these dBA levels or lower and help to not transmit sound from inside the facility during operational hours. This not only helps us adhere to the local regulations but also contributes to a more harmonious relationship with the surrounding community.

Vibration: During construction, we will do our best to minimize vibration. All work will be on the property, but some heavy equipment use may still have vibration noticed by the neighboring properties. We will be sure not to be excessive and be good neighbors during construction. After construction, the use should not produce any vibration.

Odor: The use will not produce any offensive odors.

Maintenance

The Church will have an adequate contingency Maintenance Plan ensuring the longevity and functionality of a property. They will follow the O&M manual for the private detention pond. They will also maintain landscaping and upkeep of the property, such as watering, trash pick-up, weed control, etc.



Air Quality

We are implementing effective air quality measures as this is essential for protecting public health and the environment. During construction, we will follow all EPC health requirements. A church is not heavy air pollution use, but the church will maintain filter changes per guidelines of HVAC equipment and demonstrate a commitment to sustainability and the communities well being.

Drainage

A final Drainage report has been provided that outlines the drainage of this site.

Fire Protection and Wildfire Mitigation

Our design complied with fire protection and wildfire mitigation by adhering to relevant building and fire codes, incorporating appropriate materials and systems, and facilitating effective egress and emergency response, we created a comprehensive fire safety strategy. Regular inspections, maintenance, and the involvement of fire protection professionals further enhance this compliance, ensuring that the design not only meets legal requirements but also promotes a culture of safety.

Building Height

The proposed construction does not exceed obstruction standards per FAR part 77.

Per PUD Development Guidelines for Struthers Ranch Subdivision maximum building height for commercial buildings are 40'-0" max. height. Due to close proximity to the AFA airfield, we are required to provide further information on possible height limitations. The FAR 77 surface for Aardvark Auxiliary Airfield has a list of height requirements only if deemed an obstruction. We have reviewed this criteria and determined our proposed project is not a hazard or obstruction to navigation per these guidelines:

- Our building height is at an elevation of 6,803.33 ft. The property is located 4.6 miles from the airport. The airport elevation is approximately 6,553 ft. Per FAR 77, we are allowed to be 360' above airport elevation. This gives us a total elevation height of 6913 ft. As mentioned previously, our peak height is 6,803.33'. Therefore, we are in compliance.
- In regard to the Imaginary Approach Surface, planes will be 564' higher than our building ridge height which does not penetrate the Imaginary Surface. So, our project is in compliance with these regulations.
- Based on this analysis, we feel our height of 25'10" above finish grade is acceptable and in compliance.