



Haven School Special Use

LETTER OF INTENT

Property Data

Schedule Number:	6213000037
Legal Description:	BEG AT SW COR OF SW4SE4 SEC 13-12-66, TH N ON W LN SW4SE4 1650 FT, ANG R 90< E 727.2 FT, ANG R 90< S 1025 FT, ANG R 90< W 100.2 FT, ANG L 90< S 180.0 FT, ANG L 90< E 185.2 FT, ANG R 90< S 445.0 FT, TH ANG R 90< W TO POB EX S 30 FT FOR RD
Parcel Size:	27.45 Acres
Zoning:	RR-5
Land Use:	Residential (existing) Private School (proposed)
Address:	5490 Burgess Road, Colorado Springs, CO 80908
PCD File No:	AL2322

Haven School is a Colorado Education 501(c)(3) non-profit. This Special Use request is to allow the Haven School to operate on the existing RR-5 zoned residential property. Haven School is a microschool program which offers a unique educational opportunity to the community by enriching students in art and science through nature. The K-6th grade students attend Haven Forest School to study in the natural world. The 7-12th grade students attend Haven Classical to study science, fine art, and vocational skills such as carpentry, agriculture, and culinary arts.

Haven School meets thirty weeks of the year, four days a week. A total of (40) K-6th grade students attend on Monday through Thursday and (70) 7-12th grade students on Tuesdays and Thursdays with a future growth of an addition 10 students for a total of 120 students. The school employs a total of 24 staff which are a combination of full and part-time employees. The school is licensed and supported by Education reEnvisioned BOCES through School District 49. The school receives a combination of public funding through BOCES as well as private funding.

The existing infrastructure of the property includes a 6,370 s.f. single-family residence which is currently utilized for the school and a 13,353 s.f. barn which is planned to be renovated into additional school space. Both structures will be converted from residential to commercial uses through PPRBD to bring them into current code compliance for life/safety, ADA, mech/elec/plumb systems, etc. The property is 27.45 acres and will be developed to include a school garden with a greenhouse and workshop/classrooms in the barn for students to learn applied science, agricultural, and life skills. There is also an existing 2,464 s.f. unoccupied structure on the property. It is planned to remain unoccupied.

The existing utilities serving the property are by Mountain View Electric and Black Hills Energy. The property has two existing wells and septic systems. The septic systems will be updated to meet current requirements.

The facility has an existing asphalt drive through that creates a natural entrance and exit to the property from Burgess Rd. The existing drive will be widened to 24' for two-way traffic and to 16' for one-way traffic locations. A new 16' drive is added around the north side of the school building to create a loop for fire access. The buildings are set back from Burgess Rd. by approx. 1,000' so there is adequate distance for traffic queueing for drop-offs/pick-ups which will not impact the traffic on Burgess Rd. There is sufficient parking to meet the required parking counts. There are two staggered drop-off and pick-up times for the program with approximately 20-25 vehicles each. Refer to the Traffic Impact Study (TIS) provided by Sustainable Traffic Solutions dated June 25, 2024 for further details.

5.3.2. Special Use

Purpose. The purpose of the special use process is to address potential impacts of certain land uses on existing and allowed uses in the same neighborhood. The special use process considers the location, design, configuration, intensity, density, natural hazards and other relevant factors pertaining to the proposed use.

Haven School is an eco conscious science and arts program focused on educating students in sustainable systems and vocational skills. We intentionally teach and practice neighborliness through community building and have created our program to blend into the natural surroundings without harmful impact on the ecosystem or neighborhood.

Applicability. No special use application shall be considered unless the underlying land is located within a particular zoning district which allows the proposed special use.

The Property is currently zoned RR-5, Residential Rural District which allows for special use permitting.

Criteria. In approving a special use, the following criteria may be considered:

- The special use is generally consistent with the applicable Master Plan:

Per the “Your El Paso Master Plan”, dated May 26, 2021, Haven School is located in the “Large-Lot Residential” Placetype which is characterized to support the rural character of the County while providing for unique and desirable neighborhoods. Commercial uses in this Placetype are noted to be small-scale standalone business located on a major roadway so there is not disruption or degradation to the treasured natural environment. Haven School meets this intent as it is enriching and supporting the largely residential community with its small educational program. It also utilizes existing residential structures which are visually set back from Burgess Rd and the neighboring properties to preserve the natural, rural aesthetic.

Haven School is located within the Master Plan “Forested Area” Key Area which is characterized by the natural forested environment. Haven School meets this intent as the infrastructure on the site is existing and minimal development is planned to allow the Black Forest landscape to remain as natural and untouched as possible.

Haven School is located within the Master Plan “Minimal Change: Undeveloped” Area of Change which is characterized by a lack of development and presence of significant natural areas. As noted above, Haven School meets this intent as the majority of the site is the natural Black Forest environment with small dispersed existing structures.

The Water Master Plan identifies the site is located in “Region 2” though water documentation is not required for the Special Use application.

- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area:

Haven School is a collaborative nature education program that teaches sustainable systems, care for the environment, and vocational skills. As noted above, since the school is utilizing existing residential structures for its commercial use, the site is left as the natural environment which is consistent with the Black Forest landscape and the neighboring properties. There are also two nearby schools which provide similar programs which include the School In The Woods which is a D20 public program that offers outdoor science education for 4th grade students and AdventureME Forest and Nature School which is a private school which offers outdoor education to early elementary students.

- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner:

Because Haven is a small part time program that only meets 30 weeks of the year, it will not overburden public services. The program is also self sufficient to operate fully on its own property so it provides all of the facilities needed on site.

- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access:

Refer to the TIS provided by Sustainable Traffic Solutions dated June 25, 2024 which details the traffic accessing the site and the traffic at the intersection of Milam Rd and Burgess Rd to the west. For the site access on Burgess Rd, an eastbound left turn deceleration lane is warranted. The design and engineering for this improvement is anticipated to begin upon approval of the Special Use with a construction completion within 1 year.

For the intersection at Milan Rd and Burgess Rd, multiple improvements are warranted at this intersection. The timeline and priority level of the County to make these improvements and the structuring of cost/responsibility for Haven to make these improvements (potential cost share or escrow) is not know at this time. Haven will continue to work with the County as the details of this scope are better understood.

- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution:

Haven is an eco conscious program and takes care for the land seriously. Not only do we work hard to not create pollution, we actively participate in practices and systems that help decrease air, water, light, and noise pollution, such as green building, planting trees, and regenerative gardening.

Student education is practiced indoors and outdoors with small class groups. There are not large, loud, outdoor activities or events, and the school does not have outdoor speakers. Haven operates during typical daytime school hours so there are not frequent evening activities or light pollution on the neighboring properties.

The traffic volume for drop-offs and pick-ups within the site was noted above. All of the existing drives are paved with asphalt so there are not gravel roads to create noise and dust.

- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County:

See above. It is also our goal to educate our students so that they are trained and equipped in sustainable practices so they will contribute to our community after they graduate.

- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

We are happy to work alongside the County to ensure our program aligns with applicable County rules, regulations or ordinances. The school is licensed through BOCES.

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