

Special Use Application Letter of Intent
Haven Education

Please provide more information regarding the make of the school. Is it k-12? do elementary students attend mon./Wed and middle/high school Tues./Thurs. etc. please address as it affects the traffic study.

Emily Hill
719-930-0961
emilyhill@havenclassical.com

Add "PCD
File AL2322"

Will the property continue to have two dwellings or will the second dwelling be completely converted to a school building?

Please discuss conversion of structure from a residential dwelling to commercial structure

Property Address: 5490 Burgess Road Colorado Springs, CO 80908
Tax Schedule Number: 62130-00-037
Zoning: RR-5

Haven Education is a Colorado Education 501(c)(3) non-profit. We are applying for a special use permit for our outdoor education program. Haven School is a microschool program focusing on art and science through nature. Haven meets thirty weeks of the year, four days a week. Thirty-five students attend on Monday/Wednesday and eighty students on Tuesday/Thursday.

Is the school sponsored by a school District? How many employees?

The current infrastructure of the property is a house and barn which the school will update to meet code requirements including ADA compliance, parking, lighting, and signage. 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.

Current property utilities are within the boundaries of Mountain View Electric and Black Hills Energy and are already connected. The property has two wells and septic systems that are currently functioning. The septic systems will be updated to meet the appropriate use requirements.

As the buildings are set back from the adjacent main road by a quarter mile driveway, no traffic concerns are anticipated. The driveway is paved and has a parking area through that creates a natural entrance and exit. Parking is already paved onsite for enough parking spots for the required number of vehicles for a school. There are two staggered pick up and drop off times for the program with approximately 20-25 vehicles each. This will create a smooth traffic flow and limit increase in traffic on Burgess Rd.

Please clarify whether 35 students are attending Monday AND 35 on Wednesday or will a total of 35 students attend during the two days. Please also clarify Tuesday/Thursday attendance. The TIS indicates only 110 students. Coordinate with the traffic engineer for consistency.

Please coordinate with the traffic engineer as the TIS indicates only 110 students. Please also indicate whether the school plans to expand in the near future and how many students would be the max. allowed so that the TIS can account for them.

Road Impact fees are applicable based on new use and land use approval
<https://publicworks.elpasoco.com/road-impact-fees/>
Based on the school footprint area a total area is 19,245sqft. Road Impact fees in the amount of \$64,951.87 must be paid prior to special use approval.

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.

(B)

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:

Please provide a brief discussion how this use is in harmony with the large-lot residential & minimal change classification within the master plan.

Haven School's Site Development plan demonstrates the consistency of the special use permit and purpose of the program.

There are two similar schools in the area. I would mention them.

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. There are currently several other small businesses in existence in the neighborhood and Haven contributes to the welfare of the community by offering part time classes to local families.

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 exceed water or land use.

TIS details required road improvements along Burgess road. Please discuss and address when these improvements will be made. The Site Development plan submittal will require engineered construction drawings for road improvements.

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

A full traffic study has been conducted (submitted to county 8/28) and it is determined that the access is adequate and any additional traffic will not create congestion or hazards.

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

Address the impacts from schools on neighbors- noise-light: are there outdoor speakers or activities .

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.

Address the impacts from traffic (including volume, dust and noise) on the gravel roads

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 site development plan is in keeping with applicable County rules, regulations or ordinances.

is this a licensed school in the State?