

235 Sumac Dr – Sproul Jr High School
Site Development Plan – Letter of Intent

April 7, 2026

ATTN:
Miranda Benson
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-7940
mirandabenson2@elpasoco.com

Project Information

PPR2612

Address: Sproul Jr High School
235 Sumac Dr
Colorado Springs, CO 80911

Zoning: A-5 CAD-O

TSN: 6511100002 **Add 6511126008**

Applicant: Robert Austin
R. Austin Architect, LLC
PO Box 62603
Colorado Springs, CO 80962
719-309-8709
robby@raustinarchitect.com

Owner contacts: Jeff Baerresen
Operations Officer – Facilities Dept
719-391-3533
baerresenj@wsd3.org

Project Description & Request

The project scope includes a new single story, 70' X 123' (8610 SF) modular classroom building. The new building will replace three existing, outdated, modular classroom buildings at the northwest corner of the property that are each 24' X 60' (1440 SF). The new building will contain eight classrooms, restrooms, and a utility closet.

Parking

The new building will replace existing modular classrooms and will accommodate existing students. It will not result in an increase in students or vehicle trips to the school. The existing parking lot and number of parking spaces (including ADA-compliant spaces) will remain as-is. Parking needs will be accommodated on site, and parking is not allowed on Sumac Drive or Jasper Drive in the adjacent neighborhood.

Please include the LDC minimum parking requirement of 2 standard spaces for every 2 classrooms. If an alternative ratio is requested, please reference LDC 6.2.5.D.1.vi Any alternative will need to be specified here. Please note there can be no alternative to the number of required ADA-compliant spaces.

(vi) Alternative Parking Ratio Allowed.

- Authority: The PCDD Director may approve an alternative ratio meeting the standards of this Section.
- Review Criteria: To approve an alternative parking plan, Section equally well or better than a parking plan which

235 Sumac Dr – Sproul Jr High School
Site Development Plan – Letter of Intent
April 7, 2026

Site Utilities

The existing electrical transformer will be used for the new modular classroom, and a new meter panel will be set near the northeast corner of the new modular building. New 2” water supply service will connect on the north side of the building, and a new 6” sanitary line will extend along the east side. The existing storm sewer system will remain as-is.

Include section for all work to be done within County right of way.



Add a "Traffic" paragraph here.

Please let me know if you have any questions or concerns.

Thanks,

A handwritten signature in black ink, appearing to read 'R. Austin', written in a cursive style.

Robby Austin, AIA
President of R. Austin Architect, LLC

Include a statement that drainage from the proposed work and structure will not adversely impact neighboring or downstream properties.

Include a statement that the El Paso County Road Impact Fees are applicable per BoCC Resolution 25-337 and will be paid at time of building permit.

Based on what was submitted in this letter of intent, please include a statement regarding traffic:

This application satisfies all 7 criteria in the Engineering Criteria Manual B.1.2.D which are listed below:

Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.