



## PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** August 26, 2024  
**AGENDA ITEM TITLE:** Salida Montessori Charter School – Location & Extent Review  
**AGENDA SECTION:** Public Hearing

### REQUEST:

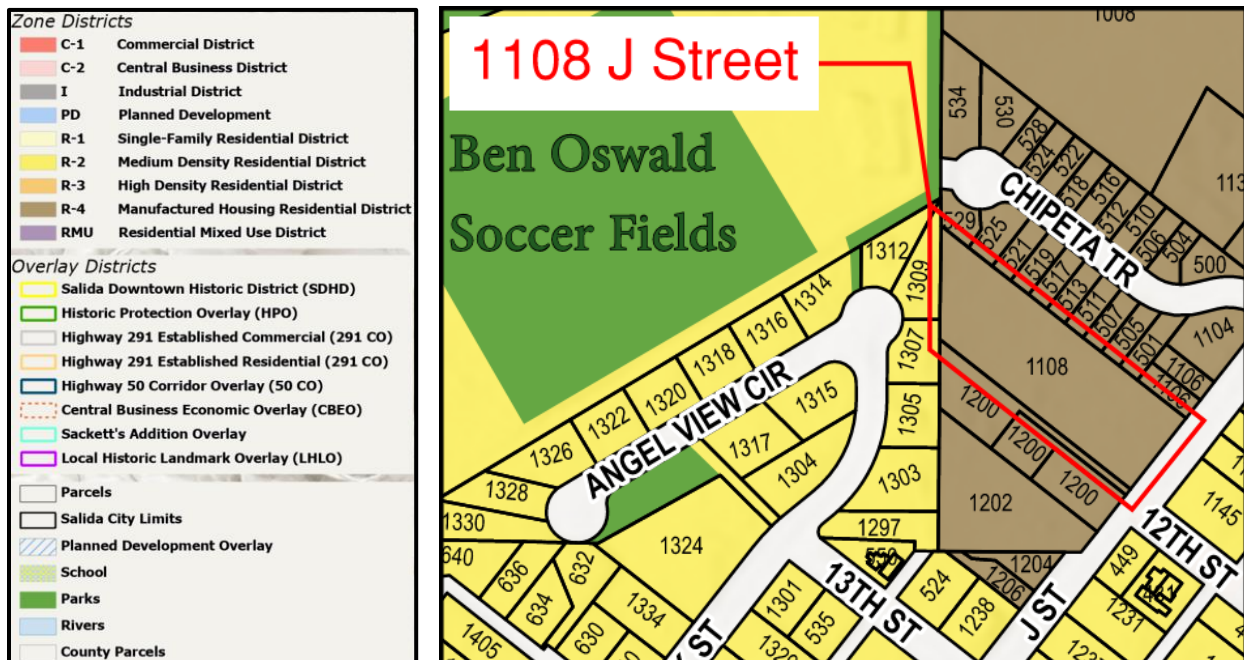
The request is to receive Location & Extent Review approval for a Public Charter School use on the property known as 1108 J Street, Salida, CO 81201.

### APPLICANT:

The applicant is Ericka Everett, RTA Architects, 19 S Tejon St #300, Colorado Springs CO 80903, on behalf of Salida Montessori Charter School (SMCS).

### LOCATION:

The subject property is known as 1108 J Street, City of Salida, Chaffee County and contains 1.5 Acres.



### PROCESS:

Location & Extent Review is a unique process governed by state statute specifically for public facilities projects such as public schools. The Colorado Revised Statutes, CRS 22-32-124 specifies that the Planning Commission may make a decision to approve the application or provide comments to the applicant. If the Planning Commission is not satisfied with the response to such comments, they may request a hearing before the board of education regarding such plan. CRS 22-32-124 does not explicitly stipulate the

review process, thus we are utilizing the Limited Impact Review process as is required in Salida's Land Use Code, table 16-D.

Limited Impact Review are for those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics. Limited Impact Reviews may require the imposition of appropriate conditions in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

The Salida Municipal Code, Chapter 16, specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice.

### **OBSERVATIONS:**

1. The property is located within the Manufactured Housing Residential District (R-4). Properties surrounding this parcel are located within the Medium Density Residential (R-2) and (R-4) zone districts.
2. The purpose of the Manufactured Housing Residential (R-4) zone district is "to provide for relatively high density manufactured housing, mobile home residences and mobile home parks. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses".

### **REVIEW STANDARDS – Conditional Use (Section 16-4-110):**

- (1) Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.
  - The proposed use is consistent with the City's Comprehensive Plan.
- (2) **Conformance to Code:**
  - a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district and any standards applicable to the particular use, all as specified in Article V.
    - Applicant Response: The site is zoned R-4 and the proposed use is a school. Per Chapter 16 of the Land Use Code, section 16-4-70 Residential Zone Districts, schools are permitted as a complementary land use in R-4 Zone Districts.
    - Staff Response: Although listed as a complementary use, the Public Charter School will be a primary use on the site and per table 16-D shall be permitted only through a Limited Impact Review, more specifically, a Location & Extent Review.

- Applicant Response: The site and building design aim to meet the Dimensional Standards as specified in Article 5 to the greatest extent possible. See attached drawings for additional information.
- Staff Response: The maximum allowed building height for institutional structures in residential zone districts is 35' while the proposed building height is ~37.5'. Staff believes that the sloping roof, in combination with the building being centered in the lot with generous side setbacks, will help with the bulk of the building, and is thus not concerned with the slight overage of the height.
- Staff Response: All setbacks comply with the appropriate dimensional standards.

b. **Site development standards.** The parking, landscaping, sign and improvements standards.

Staff Responses:

- As student pick up and drop off are anticipated to occur on J Street in some capacity, an administrative variance has been granted from Public Works to allow for an attached sidewalk for this specific school use.
- Parking/Access Lot coverage is 37% while only 25% is allowed. Staff recognizes the unique situation for drop off and pick up, and encourages as much to occur on site as possible, reducing traffic in the right-of-way. Staff is not concerned about the lot coverage being over the maximum allowed amount.
- Required parking for a school use is 60 spaces while only 38 spaces are provided. Staff recognizes the proposed school is meant for younger students who cannot drive. Staff is not concerned about the amount of parking being below the required amount.
- Parking spaces are 18.5' x 9' minimum required but only ~15'-8" x 9' is provided. Staff has expressed concern over the tightness of the parking and drive aisle widths on site, especially considering the transient nature of the drop-off and pick up function of the lot. Staff recommends waiting to stripe the lot until the optimal function has been determined.
- The final design of the parking lot and access drives should be designed in such a manner that permits the safe passage of parents and students from parking spaces across access aisles and into the school.
- The crusher-fines path southeast of the parking lot should accommodate accessibility needs, bikes, and snow removal. Staff recommends paving this path to ensure its durability and functionality over time.

**(3) Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

- Applicant Response: The site is zoned R-4 and the proposed use is a school. Per Chapter 16 of the Land Use Code, section 16-4-70 Residential Zone Districts, schools are permitted as a complementary land use.
- Staff Response: Although listed as a complementary use, the Public Charter School will be a primary use on the site and per table 16-D shall be permitted only through a Limited Impact Review, more specifically, a Location & Extent Review

**(4) Traffic.** The use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems. Necessary mitigating measures shall be proposed by the applicant.

- Applicant Response: The Salida Montessori Charter School makes every effort to minimize the impact of student drop-off and pick-up traffic associated with the school operations. Parents and staff are encouraged to walk and ride bicycles to school throughout the year with ample bike parking provided (it is estimated that 30% of staff will walk or bike each day). The design maximizes on-site parking with 33 spaces provided for parents to utilize when dropping-off and picking up students. On-street drop-off is also anticipated along the new sidewalk at J-Street for older students. As demonstrated at the current I-Street and St. Josephs school locations, SMCS works proactively with parents and neighbors to streamline the process and minimize the impact of this periodic traffic event.
- Applicant Response: The school employs a staggered drop-off and pick-up schedule, so the traffic will be diluted from 8:00 - 8:30 am, and from 3:35-4:00 pm. The preschool kids have a longer window in the morning 8-8:30, older kids, 1st-8th come in 8-8:15. We let out the toddlers through Kinders at 3:35, and the 1st-8th at 3:50 pm. We do have a very active community, and one of the reasons we decided to build in town is the number of parents that requested an in town location for the ability to bike and walk to school.
- Staff Response: Staff believes the staggered drop-off and pick-up times will help alleviate the traffic congestion anticipated at peak times. Staff also suggests the school to consider alternative arrangements such as shared parking agreements per 16-8-80(a)-2 with nearby properties.

**(5) Nuisance.** The operating characteristics of the use shall not create a nuisance, and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare and similar conditions.

- Applicant Response: The design concept has incorporated screen walls around mechanical equipment to mitigate noise and visual screening. There are no anticipated odors, vibrations or similar nuisances.

**(6) Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

- Applicant Response: Improvements to existing public facilities are proposed that will be adequate for the new development. See Development Plan Drawings for additional information.

**(7) Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

- Applicant Response: The Montessori School program is deeply rooted in authentic, natural learning experiences with a strong connection to the outdoors. The curriculum promotes environmental stewardship by integrating lessons on conservation, recycling, and the importance of nature. There are no foreseen uses that would cause significant deterioration of natural resources or features. Regarding the building itself, the new facility is designed around CHPS (Collaborative for High Performance Schools) benchmark performance criteria to provide a sustainable and energy efficient design.

**REVIEW AGENCY COMMENTS:** The Public Works Director, Fire Chief, Police Chief, Finance Department, Chaffee County Planning & Director of Development Services, and Public Service Companies were invited to comment on the application. The following comments were received in response to this request.

**Finance Department:** 1108 J Street currently does not have city water or sewer services. System development fees will have to be paid at the time of development.

**Salida Fire Department, Kathy Rohrich, Assistant Chief:** No concerns at this time.

**Salida Police Department, Russ Johnson, Chief:** No issues from Salida PD at this time. We have already looked at the area and do not recommend any additional signage on the roadways near the school.

**Public Works Director, David Lady:** PW has reviewed the plans and recommended variance from design standards to allow for an attached sidewalk. Additional grading details were requested for the entrance aprons. Plans to be updated based on engineering review. Provide Water Tap Application Form to review water service line sizing.

**Chaffee County Planning & Zoning, Garry Baker:** The central rain garden in the parking lot could be finished with permeable gravel/pavers to allow students to connect to the gravel walkway on the southwest boundary, avoiding walking behind parked vehicles.

**Chaffee County Director of Development Services:** No comments or concerns.

**RECOMMENDED FINDINGS:** The purpose of the location & extent review process, similar to that of a limited impact review process, is to determine the compliance of the application with the review standards contained in Section 16-4-110.

1. The application complies with the comprehensive plan and the proposed school use shall carry out the purpose and spirit of the comprehensive plan and conform to all of the applicable objectives, guiding principles and recommended actions.
2. This application makes every effort to comply with the standards and uses of the R-4 zone district.
3. The application has made every effort to comply with city codes for the proposed school development.

**REQUIRED ACTIONS BY THE COMMISSION:**

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

**STAFF RECOMMENDATION:** Based upon the observations, review standards, and findings outlined above, staff recommends the following:

The Planning Commission approve the Location & Extent Review application to construct and use 1108 J Street for a Public School Structure.

**RECOMMENDED MOTION:** "I make a motion to approve the Salida Montessori Charter School as it meets the Location & Extent Review Standards."

**Attachments:**

Proof of publication  
Application materials  
Site Plan

# PUBLIC NOTICE NOTICE OF

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## Details for PUBLIC NOTICE NOTICE OF

Updated 8 hrs ago

### PUBLIC NOTICE

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A LOCATION AND EXTENT REVIEW APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on Monday, August 26, 2024 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 E. 1st Street, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding a Location and Extent Review application submitted by RTA Architects on behalf of Salida Montessori Charter Schools for approval of a Public Charter School structure on a 1.5-acre lot located at 1108 J Street, Salida CO.

The property is zoned R-4 Manufactured Housing Residential District.

Interested individuals are encouraged to attend the public hearing or make comments during the public hearing via GoToWebinar at the above link.

The hearing will be conducted consistent with the statutory requirements on CRS 22-32-124(1). Approval of the Location and Extent Review application shall constitute authorization to proceed with construction and use of the new school structure. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2625.

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail August 9, 2024



## GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

### 1. TYPE OF APPLICATION (Check-off as appropriate)

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                          | <input type="checkbox"/> Administrative Review:<br>(Type) _____   |
| <input type="checkbox"/> Pre-Annexation Agreement            |   |
| <input type="checkbox"/> Appeal Application (Interpretation) |   |
| <input type="checkbox"/> Certificate of Approval             | <input checked="" type="checkbox"/> Limited Impact Review:<br>(Type) <u>New Commercial Construction</u> |
| <input type="checkbox"/> Creative Sign Permit                |   |
| <input type="checkbox"/> Historic Landmark/District          |   |
| <input type="checkbox"/> License to Encroach                 | <input type="checkbox"/> Major Impact Review:<br>(Type) _____   |
| <input type="checkbox"/> Text Amendment to Land Use Code     |   |
| <input type="checkbox"/> Watershed Protection Permit         |   |
| <input type="checkbox"/> Conditional Use                     | <input type="checkbox"/> Other: _____   |

### 2. GENERAL DATA (To be completed by the applicant)

#### A. Applicant Information

Name of Applicant: Ericka Everett

Mailing Address: 19 S. Tejon St #300 , Colorado Springs, CO 80903

Telephone Number: (719) 471-7566 FAX: \_\_\_\_\_

Email Address: ericka@rtaarchitects.com

Power of Attorney/ Authorized Representative: \_\_\_\_\_  
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

#### B. Site Data


Name of Development: Salida Montessori Charter School

Street Address: 1108 J Street , Salida, CO 81201

Legal Description: Lot X Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent  Date 7/12/2024

Signature of property owner  Date 7/19/2024



## LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112  
Salida, CO 81201  
Phone: 719-530-2626 Fax: 719-539-5271  
Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

*An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.*

### 1. PROCEDURE (Section 16-3-80)

**A. Development Process** (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

### ☒ **B. Application Contents** (City Code Section 16-3-50)

#### ☒ 1. A General Development Application

#### ☒ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;

#### ☒ 3. A brief written description of the proposed development signed by the applicant;

#### ☐ 4. Special Fee and Cost Reimbursement Agreement completed. *\*major impact only*

#### ☒ 5. Public Notice.

- a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
- b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
- c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.

- ☒ 6. Developments involving construction shall provide the following information:
- (i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:
    - a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
    - b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
    - c. Parking spaces;
    - d. Utility distribution systems, utility lines, and utility easements;
    - e. Drainage improvements and drainage easements;
    - f. Roads, alleys, curbs, curb cuts and other access improvements;
    - g. Any other improvements;
    - h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
    - i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.
  - (ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:
    - a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
    - b. Plans and profiles for sanitary and storm sewers; and
    - c. Profiles for municipal water lines; and
    - d. Street plans and profiles.
  - (iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

- ☐ 7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190 ) or zoning variance (Sec. 16-4-180);

- ☐ 8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
- ☒ 9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of

water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

☐ 10. An access permit from the Colorado Department of Transportation; and

☒ 11. A plan for locations and specifications of street lights, signs and traffic control devices.

## 2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.

The proposed use does not conflict with what is understood by the City's Comprehensive Plan.

2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

The site is zoned R-4 and the proposed use is a school. Per Chapter 16 of the Land Use Code, section 16-4-70 Residential Zone Districts, schools are permitted as a complementary land use in R-4 Zone Districts. The site and building design aim to meet the Dimensional Standards as specified in Article 5 to the greatest extent possible. See attached drawings for additional information.

- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

The proposed site improvements meet the development standards. See attached drawings and landscape narrative for additional information.

3. **Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

The site is zoned R-4 and the proposed use is a school. Per Chapter 16 of the Land Use Code, section 16-4-70 Residential Zone Districts, schools are permitted as a complementary land use.

- 4. Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

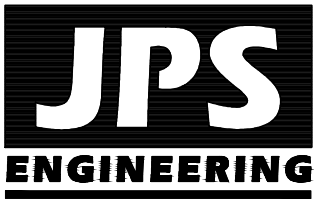
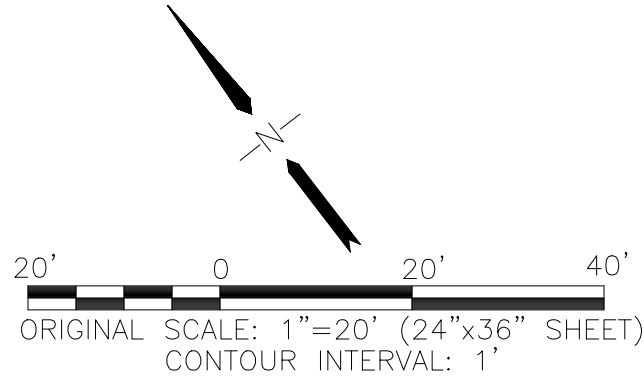
The design concept has incorporated screen walls around mechanical equipment to mitigate noise and visual screening. There is no anticipated odors, vibrations or similar nuisances.

- 5. Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

Improvements to existing public facilities are proposed that will be adequate for the new development. See Development Plan Drawings for additional information.

- 6. Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

The Montessori School program is deeply rooted in authentic, natural learning experiences with a strong connection to the outdoors. The curriculum promotes environmental stewardship by integrating lessons on conservation, recycling, and the importance of nature. There is no foreseen uses that would cause significant deterioration of natural resources or features. Regarding the building itself, the new facility is designed around CHPS (Collaborative for High Performance Schools) benchmark performance criteria to provide a sustainable and energy efficient design.



19 E. Willamette Ave.  
Colorado Springs, CO 80903  
PH: 719-477-9429  
FAX: 719-471-1174  
www.jpsegr.com



19 SOUTH TELON ST., SUITE 300  
COLORADO SPRINGS, CO. 80903  
TEL: 719-471-7566  
FAX: 719-471-1174  
www.rtaarchitects.com

SALIDA MONTESSORI CHARTER SCHOOL

SALIDA MONTESSORI CHARTER SCHOOL

1108 J St  
Salida, CO 81201

NOT FOR CONSTRUCTION

SHEET TITLE  
**SITE DEVELOPMENT PLAN**

PROJECT NUMBER  
**2024-008.00**  
DATE  
**07-12-2024**  
REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

DESIGNED BY  
JPS

CHECKED BY  
JPS

DATE FOR

DEVELOPMENT PLAN

SHEET NO.

SD1.1

