

**Thomas MacLaren School  
Conditional Use Application  
1615 W. Garden of the Gods Road**

**August 12, 2016**

**Project Statement**

Thomas MacLaren Charter School is seeking a Conditional Use to allow a K-12 Charter School within a PIP-1 Zoned property located at 1615 W. Garden of the Gods Road. The site consists of two parcel, Lot 4 and 5 Corporate Ridge Filing No 1 encompassing approximately 30 acres. The site was formally used as a chip manufacturing facility and associated parking and has been vacant for many years. The overall site was replatted into multiple lots. El Paso County currently uses Lot 1 as the Customer Service Center with Lots 2 and 3 being used by private entities.

Thomas MacLaren School is not proposing any physical modifications to the site at this time. All renovation would be occurring inside the existing building. The main entry to the building would be from the south and access from public streets would be directed from Centennial Boulevard and High Tech Way. This is a signalized intersection and the drop-off and pick-up route is illustrated on the Development Plan Amendment. From the western terminus of High Tech Way, the length of drive and stacking over two thousand feet to the main entrance as illustrated.

Parking for the school needs can be met all on Lot 4 with 88 parking spaces required with 179 provided. See the parking calculation table below.

**Parking Calculations**

<b>Use (Lot 4 only)</b>	<b>Required</b>	<b>Provided</b>
Elementary School (2 spaces per classroom)		
Grades K-5 three classes each	36	36
Junior High School (2 spaces per classroom)		
Grades 6-8 two classes each	12	12
Senior High School (1 space per 4 students)		
Grades 9-12: 160 students total	40	127
<b>TOTAL</b>	<b>88</b>	<b>179</b>

**FIGURE 1**