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City of Colorado Springs
Planning and Development

Friday, July 07, 2017

To whom it may concern,

This letter is in reference to the Sands annexation, rezone, and master plan, (CPC MP 17-00080, CPC ZC 17-00081, CPC ZC 17-00082, CPC CP 17-00084, and CPC ZC 17-00083). School District 49 understands that the developer would like to rezone 114 acres east of Marksheffel and north of Constitution from heavy industrial to a mixed use, consisting of 11 acres for planned business center, 86 acres for single family residential (resulting in approximately 300-325 homes), and 18 acres for industrial.

Based on the calculations for 300-325 homes, the residential component would generate approximately 100 elementary students, 35 middle school students and 30 high school students. The current boundaries for this location would be Falcon Elementary School, Falcon Middle School, and Falcon High School. Falcon Elementary School is currently over capacity to the extent that the school enrollment has been capped and students are being transported to Woodmen Hills Elementary School. These schools are 10-12 miles away, resulting in approximately 25 minute bus rides.

The planning staff at School District 49 will be presenting boundary modification options to the Board of Education to accommodate the new families in this community to attend schools closer to home. There is currently adequate space at all levels in the proposed Sand Creek area schools.

The 300-325 residential homes on 86 acres would result in a land dedication requirement of 6 to 6.5 acres, which is too small to house a District 49 school. We would ask that this come to the District as fees-in-lieu of land.

The District is supportive of both commercial and industrial portions of the development.

If there are additional revisions to the zoning or densities, we would appreciate the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Andrews".

Melissa Andrews
Community and Facility Planning Manager
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