

**RESOLUTION NO. 19-437****EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF COLORADO****APPROVAL OF THE MIDTOWN COLLECTION AT HANNAH RANCH MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDSP-19-004)**

**WHEREAS Feathergrass Investments, LLC, did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and**

**WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 5, 2019, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application and supporting PUD Development Plan; and**

**WHEREAS, a public hearing was held by this Board on December 10, 2019; and**

**WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:**

- 1. The application was properly submitted for consideration by the Board of County Commissioners.**
- 2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.**
- 3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.**

4. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.
5. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Land Development Code.
6. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
7. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.
8. The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site.
9. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.
10. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
11. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
12. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.
13. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design.
14. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere

with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.

15. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.
16. The owner has authorized the application.
17. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
18. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
19. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
20. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
21. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
22. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
23. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
24. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
25. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

26. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that the Board of County Commissioners hereby approves the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

**CONDITIONS**

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered

**Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.**

6. **Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.**

### **NOTATIONS**

1. **Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.**
2. **If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.**
3. **Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.**
4. **Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.**
5. **Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.**

### **MODIFICATIONS**

#### **Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:**

**For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:**

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant is requesting approval of the following modification(s) of the LDC:

1. The applicant is requesting a PUD modification to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are proposed not to be built to public road standards.

- Section 8.4.4.C, *Public Roads Required*, of the Code states:  
“Divisions of land, lots and tracts shall be served by public roads.”
- Section and 8.4.4.E.3, *Private Road Allowances*, of the Code states:  
“Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver.  
Private road waivers may include design standards for the following:
  - Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
  - Design speed where it is unlikely the road will be needed for use by the general public;
  - Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
  - Maximum and minimum block lengths; and
  - Maximum grade.

Modifications from the Engineering Criteria Manual (ECM) (2019) which do not qualify as a PUD modification as identified in Section 4.2.6.F.2 of the Land Development Code are required to be requested as deviations of the ECM. The applicant is requesting the following deviations(s) from the ECM:

1. The applicant requests a deviation from Section 2.3.8.A of the ECM to allow for the use of multiple public cul-de-sacs with private roadway

connections to allow for appropriate turnaround accommodations rather than continuous public streets.


- Section 2.3.8.A of the ECM states:  
“Cul-de-sacs shall only be used where absolutely necessary.”
2. The applicant requests a deviation from Section 2.2.5.E of the ECM to allow for shortened intersection spacing for the proposed streets identified as: Grand Prix Court, Horsemanship Court, Jazzy Lady Court, and Pony Club Lane. Private streets will intersect these public streets 133 feet from the centerline of Hunter Jumper Drive.
    - Section 2.2.5.E of the ECM states:  
“Roads shall not intersect Urban Local roadways closer than 175 feet from each other (centerline to centerline) ...”
  3. The applicant requests a deviation from Section 2.3.3, Table 2-7 of the ECM to prohibit parking on Pony Club Lane, a public local urban roadway. Prohibiting parking along Pony Club land has been requested as a requirement of the Cimarron Hills Fire Protection District.
    - Section 2.3.3 of the ECM Table 2-7 states:  
“Roadway Design Standards for Urban Collectors and Locals” permits parking for this classification of street.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 10<sup>th</sup> day of December, 2019, at Colorado Springs, Colorado.



BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By:   
Chair

**EXHIBIT A**

**TRACT BB AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.**

**CONTAINING A CALCULATED AREA OF 9.123 ACRES. (FILING NO. 1)**

**TOGETHER WITH:**

**TRACT AA AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.**

**CONTAINING A CALCULATED AREA OF 3.260 ACRES. (FILING NO. 2)**

**CONTAINING A TOTAL CALCULATED AREA OF 12.383 ACRES**