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STRUTHERS RANCH SUBDIVISION

PUD DEVELOPMENT GUIDELINES

GENERAL DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO

October 21, 2003

Amended December 7, 2006

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RETURN TO COUNTY PLANNING DEPT.

THE NO. Supp 016

**STRUTHERS RANCH SUBDIVISION
GENERAL DEVELOPMENT GUIDE**

El Paso County, Colorado

September 15, 2003

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I. BACKGROUND

A. THE PROPERTY

The Struthers Ranch Subdivision (the "Property") is located in El Paso County, Colorado, east of Interstate 25, west of the Gleneagle subdivision, north of the Falcons Nest and Summer Glen subdivisions, and south of the Chaparral Hills subdivision. The property is located within SE 1/4 and the SW 1/4 of Section 36, T11S, R67W, of the 6th PM. The Property contains approximately 105.32 acres of land and currently facilitates 1 single family residence with ranch facilities (to be removed upon development of the property). The Property is zoned for a planned unit development consisting of 173 single family residential home sites, 8.94 acres of mixed office and retail uses, and 44.41 acres of openspace, landscape buffer, community recreation, drainage detention and community recreation.

B. SITE ANALYSIS

The Property is primarily hillside native grass land bisected east to west by Black Forest Creek, a large drainage way containing sporadic riparian vegetation.

⁶ Water and waste water will be provided by Donala Water and Sanitation District.

Struthers Road, a 4 lane arterial roadway, will be constructed along the westerly property line. Three permanent vehicular accesses into the site are planned onto Struthers Road. No driveway accesses will be allowed onto the planned arterial.

II. STATEMENT OF PURPOSE AND INTENT

The Struthers Ranch Subdivision is a planned, mixed use community consisting of a maximum of 173 single family residential units with 6,500 square foot minimum lot sizes and 8.94 acres of mixed office and retail uses. The Struthers Ranch Subdivision's development standards are intended to carry out the goals of El Paso County and this planned community. These standards are written to ensure a unified quality development, through creativity in design, sensitivity to the characteristics of the site and compatibility of land uses.

The following principles will be used in guiding development towards a planned community which can respond to market conditions:

- Encourage flexibility in site design with respect to building spacing, heights and density of buildings, open space and off-street parking;
- Allow a variety of creative solutions to permit design that may not be possible through the strict application of traditional zoning and subdivision regulations;
- Encourage innovations in land use that result in the availability of attractive development opportunities;
- Maximize the unique physical features of the Property to strengthen the feeling of a rural residential community;
- Create development patterns and project designs that furthers the goals and policies of El Paso County;
- Provide appropriate transitions between external and internal land uses while encouraging an overall community focus.
- Provide wildlife habitat.
- Reduce Wildfire hazards.

III. AUTHORITY

These standards are adopted pursuant to the Planned Unit Development Act of 1972, C.R.S. 24-67-101, et. seq., and the El Paso County Land Development Code, and shall apply to all property contained in the approved Struthers Ranch Planned Unit Development Plan. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the Property. The subdivision and zoning regulations for El Paso County shall apply where the provisions of this document or the Development Plan do not address a specific subject.

IV. LAND USE SUMMARY

The maximum total residential units which may be constructed within the Property shall not exceed 173 units and the maximum total area of office and retail uses shall not exceed 8.94 acres unless the Planned Unit Development Plan is amended in accordance with applicable El Paso County rules and regulations.

V. DEVELOPMENT GUIDELINES

Four design elements are addressed in these guidelines. Discussion of each begins with a statement and description of the design objective, followed by the specific design guidelines. The four elements are as follows:

- A. Building height, setbacks, and minimum lot size
- B. Streets
- C. Fire mitigation
- D. Human / wildlife interactions

A. PERMITTED USES, BUILDING HEIGHT, SETBACK, MINIMUM LOT SIZE

Development Objective:

Promote a variety of building heights and setbacks related to the individual lots and market demands to present a stylized lot development appearance within the overall community.

Development Guidelines:

1. Within the Single Family Residential areas, permitted principal uses, accessory uses and uses subject to special review shall be those uses as defined in the R-2 Residential District of the El Paso County Land Development Code, except dwellings are limited to single family only. No two family or duplex dwellings are permitted.
2. Within Tract "A", the Office / Retail area, permitted principal uses, accessory uses and uses subject to special review shall be those as defined in the PBC Planned Business Center District of the El Paso County Land Development Code.
3. Within Tract "B" (aka Struthers Ranch Filing 4), the Office / Retail area, permitted principal uses, accessory uses and uses subject to special review shall be limited to those listed in Appendix "C" of these Guidelines. The land uses established with this Amended PUD & Amended Development Guidelines are predicated on traffic engineering analysis, based on LSC Transportation Consultants submittal letter dated October 30, 2006 calculated with trip generation rates found in *Trip Generation, 6th Edition, 1997* by ITE. The allowed site uses are included with and will be recorded as part of the Amended PUD & Amended Development Guidelines.
4. Accessory buildings shall not be located closer to a road than the main buildings.
5. Unless indicated otherwise, maximum building heights for the single family residential development shall not be greater than thirty (30) feet. Calculation of building heights shall be as defined in the El Paso County Land Development Code.
6. Filing No. 1 lots 28, 29 and 30 shall be limited to a single story. Filing No. 1 lots 26 and 27 shall be limited to a single story in the rear elevation and thirty (30) feet in the front elevation.
7. The minimum residential lot sizes are as follows: 6,500 square feet

8. No private stables / horses shall be allowed within the Struthers Ranch Subdivision.
9. Unless indicated otherwise, minimum building setbacks shall be:
- Residential
 Front - 20 feet
 Side - 5 feet
 Rear - 25 feet
10. Filing No. 1 lots 26, 27, 28, 29 and 30 shall have a minimum front yard setback of eighteen (18) feet.
11. Filing No. 1 lots 26 and 27 shall have a minimum rear yard setback of forty seven (47) feet.
12. Minimum building setbacks within the commercial / office areas (from any road or any perimeter of the commercial use area) shall be:

- Front - 25 feet
 Side - 25 feet
 Rear - 25 feet

13. Maximum building heights within the commercial / office areas shall be forty (40) feet or the maximum building height allowed within the USAFA height limitation requirements, which ever is lower. See PUD Development Guidelines Exhibit "B" Part 77 Surfaces for Aardvark Auxiliary Airfield. As illustrated in Exhibit "B", portions of Tract A, Filing 2 will not be able to achieve the maximum height of forty (40). feet. All submitted site development plans within the commercial / office areas shall include Part 77 Surfaces height limitation calculations.

14. No more than 50% of the office / retail area within 75 feet of Struthers Road may be devoted to parking. All parking areas shall be screened from view from I-25. Possible methods may be, but are not limited to, berms, plantings, walls and fences.

B. STREETS

Internal Community Roads - Except as illustrated on the approved PUD Development Plan, all internal community roads and road right of ways will be public and owned and maintained by El Paso County. All internal roadways shall be designed and constructed to the El Paso County Standard Specifications.

C. WILDFIRE MITIGATION

Development Objective:

The developer of the Struthers Ranch Subdivision is responsible for planning and developing the lots in a manner consistent with contemporary wildfire hazard mitigation techniques utilizing accepted Donald Wescott Fire Protection District and Colorado State Forest Service techniques and requirements. The home builder is responsible for designing and constructing homes which are sensitive to the environmental hazards existing within or nearby their specific sites. The homeowners and the home owners association are ultimately responsible for the maintenance of their homes, home sites, in a manner consistent with the adopted wild fire hazards mitigation plan, and the Donald Wescott Fire Protection District.

Design Guidelines

See PUD Development Guidelines Appendix "A" Wildfire Hazards Mitigation Plan.

D. HUMAN / WILDLIFE INTERACTIONS

Design Objective

To develop a community which is sensitive to needs of humans and to the needs of wildlife.

Design Guidelines

1. The Struthers Ranch Subdivision contains approximately 34.48 acres of Federally protected Habitat Preservation Area. Rules and regulations governing the use and limitations of this area as identified in the US Fish & Wildlife approved Conservation Easement shall be included within the Struthers Ranch Subdivision Covenants and Restrictions.

VI. PLOT PLAN APPROVALS

The El Paso County Land Development Code requires a plot plan approval for each lot within a PUD zone before a building permit may be applied. All plan submittals must conform to the requirements in effect at the time of the submittal.

APPENDIX "A"

STRUTHERS RANCH SUBDIVISION WILDFIRE HAZARDS MITIGATION PLAN

PROJECT DESCRIPTION

The project developers are currently making application to the El Paso County Planning Department for a Zone Change from RR3 to PUD Planned Unit Development and a Preliminary Plan approval of the proposed Struthers Ranch Subdivision, located in northern El Paso County, Colorado.

The proposed subdivision is located within the SW 1/4 and the SE 1/4 of the Section 36, T11S, R67W, of the 6th PM, bounded on the east by the Gleneagle Subdivision, on the South by the Falcons Nest and Summer Glenn subdivisions, on the west by Interstate 25, and on the north by the Chaparral Hills subdivision. The property consists of approximately 105.32 acres and is presently zoned RR-3. The property is located within and will be serviced by the Donal Wescott Fire Protection District and the Donala Water and Sanitation District.

The applicant is requesting approval to allow for the future development of 173 single family residential lots and 8.94 acres of mixed office and retail on the 105.32 acres. All roads will be asphalt surfaced, constructed to El Paso County standards and criteria, and will be owned and maintained by El Paso County. A central water system, including fire hydrants, will be designed to Donala Water and Sanitation District and Donald Wescott Fire Protection District standards and specifications and will be owned and maintained by the Water District.

The property is characterized by rolling hillside grasslands bisected east to west by a large drainageway with sporadic riparian vegetation. The Impact Identification Report included within this submittal identified a moderate wildfire hazard potential within the 105.32 acres. This wildfire hazard potential requires precautions and mitigation techniques which go beyond the project's inclusion within an established fire protection district. The following mitigation plan is based, in part, on the publication "*PROTECTING YOUR HOME FROM WILDFIRE, a guide for Home Builders, Buyers, and Owners*" prepared by the Colorado Springs Fire Department and the Colorado Springs Park and Recreation Department.

RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

The intent of this mitigation plan is to summarize the wildfire mitigation components involved in the development of the Struthers Ranch Subdivision. Implementation of the

specific plan components are further detailed and defined in numerous other plans and documents including: PUD Development Plan and the Declaration of Covenants and Restrictions. In addition, the developer will incorporate the Colorado State University Cooperative Extension publications Creating Wildfire Defensible Zones and Fire-Resistant Landscaping into the property's Covenants and Restrictions.

WILDFIRE HAZARD MITIGATION RESPONSIBILITIES

For the subdivision's wildfire hazard mitigation plan to be effective, a partnership with specific responsibilities must be implemented between the land developer, the home builder, and the homeowner. The development company is responsible for planning and developing the land in a manner consistent with contemporary wildfire hazard mitigation techniques. The home builder is responsible for designing and constructing homes which are sensitive to the environmental hazards existing within their specific sites. The homeowners are ultimately responsible for the maintenance of their homes and home sites in a manner consistent with the adopted wildfire hazards mitigation plan.

DEVELOPER'S RESPONSIBILITIES

1. The 105.32 acre parcel is characterized by rolling grasslands with a major drainageway bisecting the property from east to west. Grassland wild fires and structural fires are the primary fire dangers.
2. The property is located within and serviced by the Donald Wescott Fire Protection District
3. A land plan has been developed to provide fuel breaks via proposed 60 foot ROW roadways and cleared utility easements. See Preliminary Plan submitted under separate cover.
4. A vehicular circulation network has been designed to provide safe and efficient emergency vehicle access to, from, and through all areas of the property. See Preliminary Plan submitted under separate cover.
5. The developer will enact and enforce development covenants and restrictions requiring home builders and homeowners to implement the policies set forth in the Wildfire Hazards Mitigation Plan.
6. The developer will establish a Homeowner's Association which will advocate neighborhood involvement in the wildfire mitigation plan and assure the maintenance of the covenants, restrictions, and guidelines once they have been implemented.

HOME BUILDER'S RESPONSIBILITIES (via property covenants and restrictions)

1. All roofing material shall be noncombustible or fire resistive class A, B, or C rated. Some wood shakes can be treated to attain a C rating. However, since the effectiveness of this treating declines with age, wood shake shingles will not be allowed within the Struthers Ranch subdivision.
2. Exterior wall materials such as stucco, rock, and brick shall be encouraged.

3. All undereave vents shall be located near the roof line rather than near the wall. All eaves shall be boxed and minimum overhangs shall be encouraged.
4. All windows and patio doors shall be made of tempered safety glass or double pane glass. Exterior fire-resistant shutters and interior fire resistant drapes or blinds shall be encouraged.
5. Masonry patios and/or one hour fire rated decks shall be encouraged to create a setback safety zone.
6. Builders will be encouraged to minimize the number and size of windows and doors on the side of the house that would most likely be exposed to fire.

HOMEOWNER'S RESPONSIBILITIES (via property covenants and restrictions)

1. All homes shall have a 30 foot safety zone or primary fuel break in all directions. All brush within 10 feet of the house shall be removed and replaced with an irrigated greenbelt (including grasses, shrubs, and/or flowers) or noncombustible materials such as rock or gravel.
2. All large trees within the 30 foot safety zone shall be thinned to eliminate overlapping crowns. Trees within two tree heights of the house shall be pruned of all dead limbs. Prune live branches to 10 feet from at least half of the trees within the 30 foot safety zone. Trim all branches which extend over or under the eaves of the roof.
3. Homeowners shall be required to maintain the 30 foot safety zone by removing all fuels from beneath large trees. Keep grasses trimmed to 2 inches and well watered. Keep roofs and roof gutters clean of pine needles and leaves. Stack firewood uphill and at least 10 feet from structures. Remove dead limbs, leaves, and grass clippings from all areas.
4. All driveways shall be readily identifiable and maintained unobstructed at all times.
5. All house addresses shall be clearly visible from the street.
6. All chimneys shall be equipped with a mesh spark arrester and inspected and cleaned on a regular basis.
7. On site burning of trash, leaves, and weeds shall be prohibited.
8. Fireworks of any kind shall be prohibited.
9. All motor vehicles shall be parked on noncombustible surfaces.
10. All homes shall be equipped with smoke detectors and a minimum of one 2.5 pound fire extinguisher maintained in accordance with the manufacturer's recommendations.

APPENDIX "C"
 STRUTHERS RANCH SUBDIVISION
 PUD DEVELOPMENT GUIDELINES

Table 2
Land Use and Trip Generation Table – Tract B
Struthers Ranch

Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾		Total Trips Generated	
			Afternoon Peak Hour		Afternoon Peak Hour	
			In	Out	In	Out
Trip Generation Cap Prorated for Tract B Only ⁽²⁾						
820	Shopping Center (ITE Average Rates)	39.5 KSF ⁽³⁾	1.80	1.95	71	77
Permitted Principal Land Uses in PBC Zoning						
435	Multi-Purpose Recreational Facility	4.16 Acres	2.19	3.58	9	15
495	Recreational Community Center	45.3 KSF	0.48	0.93	22	42
710	General Office Building	45.3 KSF	0.32	1.58	14	72
814	Specialty Retail Center	45.3 KSF	1.26	1.61	57	73
890	Furniture Store	45.3 KSF	0.20	0.25	9	11
Land Uses Subject to Special Review In PBC Zoning						
---	Limited Service/Economy Motel ⁽⁴⁾	297 Occ Rooms	0.24	0.25	71	74
947	Self-Service Car Wash	25 Stalls	2.83	2.71	71	68

Notes:

- (1) Source: "Trip Generation, 7th Edition, 2003" by the Institute of Transportation Engineers (ITE)
- (2) New cap is equal to 45 percent of the previous cap for both Tracts A & B, as based on the ratio of land areas within each tract
- (3) KSF = thousand square feet
- (4) Rates based on a study published in the "ITE Journal, May 1996" by ITE

Land Use: 495 Recreational Community Center

Description

Recreational community centers are stand-alone public facilities similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Typically public access is allowed, but a fee may be charged. Racquet/tennis club (Land Use 491), health/fitness club (Land Use 492) and athletic club (Land Use 493) are related land uses.

Additional Data

One surveyed site recorded significant pedestrian trips.

The sites were surveyed throughout the United States.

Source Numbers

281, 410, 443, 571

Land Use: 814 Specialty Retail Center

Description

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel; hard goods; and services, such as real estate offices, dance studios, florists and small restaurants. Shopping center (Land Use 820) is a related use.

Additional Data

The sites were surveyed from the late 1970s to the 2000s in California, Florida, Georgia, New York and Pennsylvania.

Source Numbers

100, 304, 305, 367, 423, 507, 577

Land Use: 710

General Office Building

Description

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services; insurance companies; investment brokers; and tenant services, such as a bank or savings and loan institution, a restaurant or cafeteria and service retail facilities. Nearly all of the buildings surveyed were in suburban localities. Corporate headquarters (Land Use 714), single tenant office building (Land Use 715), office park (Land Use 750), research and development center (Land Use 760) and business park (Land Use 770) are related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating trip generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, then the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating the trip generation. When the individual buildings are isolated and not related to one another, it is suggested that trip generation be calculated for each building separately and then summed.

Additional Data

Average weekday transit trip ends—

Transit service was either nonexistent or negligible at the majority of the sites surveyed in this land use. Users may wish to modify trip generation rates presented in this land use to reflect the presence of public transit, carpools and other transportation demand management (TDM) strategies. Information has not been analyzed to document the impacts of TDM measures on the total site generation. See the ITE *Trip Generation Handbook* for additional information on this topic.

The average building occupancy varied considerably within the studies where occupancy data was provided. For buildings with occupancy rates reported, the average percent of occupied gross leasable area was 88 percent.

Some of the regression curves plotted for this land use may produce illogical trip end estimates for small office buildings. When the proposed site size is significantly smaller than the average-sized facility published in this report, caution should be used when applying these statistics. For more information, please refer to Chapter 3, "Guidelines for Estimating Trip Generation," of the *Trip Generation Handbook*.

In some regions peaking may occur earlier or later and last somewhat longer than the traditional 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. peak period time frames.

The sites were surveyed from the 1960s to the 2000s throughout the United States.

Land Use: 947 Self-Service Car Wash

Description

Self-service car washes allow manual cleaning of vehicles by providing stalls to park and wash the vehicles. Automated car wash (Land Use 948) is a related use.

Additional Data

The sites were surveyed from the late 1960s to the 2000s in Colorado, New Jersey and South Dakota.

Source Numbers

171, 178, 358, 359, 550