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May 31, 2022

County File: OAR2257 & OAR2258

Re:

- Mountain Bluffs PUD Concept Plan - CPC PUP 22-00093 &
- Mountain Bluffs PUD Zone Change - CPC PUZ 22-00092

To: Dan Sexton – Daniel.Sexton@coloradosprings.gov.

Planning Division

Multi-family residential housing is being proposed directly east of an El Paso County enclave. There is a large open space buffer between Marksheffel Rd. and this development - no comment from Planning.

Note that El Paso County does not have land use authority over property within the City of Colorado Springs; however, it is recommended that the development follow these regulations for this site to ensure that proper measures are taken to ensure compatibility between the proposed use within the City and the existing neighborhood and surrounding properties in the County.

El Paso County LDC §6.2.2(D)(2) requires a Buffer Between Non-Residential and Residential Districts Separated by a Non-Arterial Road or Public Alley.

- (1) **Where Required.** A buffer is required along the road-side lot, parcel, or tract line of any non-residential use where the use is separated from a residential zoning district by a non-arterial road or public alley.
- (2) **Depth and Planting Standards.** The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 15 feet of the road frontage. A minimum of $\frac{1}{3}$ of the trees shall be evergreen trees.
- (3) **Opaque Fence or Wall Required.** An opaque fence or wall with a minimum height of 6 feet is required along the inside edge of the required buffer when the area immediately adjacent to the 15 foot buffer is used as a service corridor for loading, maneuvering or storage. If the area is used for parking, the required parking lot screening shall be applicable.
- (4) **Minimum Ground Covering Required.** The required buffer area shall require a ground cover at maturity with a minimum of 75% living plant materials. Bark, wood chips, rock, stone, or other natural landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved living ground cover material shall be covered in an approved non-living ground cover.

Reviewed by: Matthew Fitzsimmons, Senior Planner
Matthewfitzsimmons@elpasoco.com

Engineering Division

PCD-Engineering has the following comment:

The downstream channel along the west side of Marksheffel Road should be analyzed for its condition, capacity and maintenance needs.

-- Jeff Rice- Senior Planner
719-520-7877

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Matthew Fitzsimmons, Senior Planner
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