

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 19, 2020

Meridian Ranch Investments, Inc.
PO Box 80036
San Diego, CA 92138

N.E.S., Inc.
619 N. Cascade Avenue
Colorado Springs, CO 80903

RE: The Estates at Rolling Hills Ranch - (PUDSP-19-007)

This is to inform you that the above-reference request for approval of a map amendment (rezoning) of from PUD (Planned Unit Development) to PUD (Planned Unit Development) to develop 16 single-family residential lots, rights-of-way, open space and utility tracts within a 29-acre development area was heard by the Planning Commission and a recommendation for approval was made at the May 19, 2020 hearing. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan may be approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan. The parcel is zoned PUD (Planned Unit Development) and is located west of Eastonville Road at the easternmost terminus of Rex Road and is adjacent to the west of the Falcon Regional Park and within Sections 19 and 20, Township 12 South, Range 64 West of the 6th P.M. The parcel is included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). (Parcel No. 42000-00-407)

This is recommendation for approval is subject to the following:

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:

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

- 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 requests the following modification(s) of the LDC:

A PUD Modification of Section 8.4.3.B.2 of the LDC is requested in relation to the requirement to provide midblock pedestrian crossings at specific locations.

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/Preliminary Plan, adequate lot accessibility can be provided via the proposed private roadway. The applicant has depicted a sidewalk design and layout that accommodates pedestrians throughout the Proposed PUD/Preliminary plan.

The applicants are requesting the following modification(s) of the ECM:

1. The applicant has submitted a modification requesting a cul-de-sac length of 1,432 feet for Palmer Peak Lane which is 682 feet longer than the ECM standard.

Section 2.3.8.A of the ECM states: "Cul-de-sacs shall have a minimum radius of 45 feet and a maximum length of 750 feet for urban conditions..."

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification since the Falcon Fire Protection District has provided a letter of support for the proposed design.

2. The applicant has submitted a modification requesting to maintain the standard street cross section with no vehicle pullout.

Section 4.4.5.E of the ECM states: "Type 3 mailboxes and the pullout for the mailbox shall be located within the right-of-way dedication but outside the roadway clear zone."

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification. Urban local roadways allow on-street parking within the clear zone. The deviation will not adversely affect safety or operations since the mailbox kiosks will be located outside the clear zone.

3. The applicant is requesting a PUD modification to Section 2.5.2.C.4 of the ECM to omit midblock pedestrian crossings on Palmer Peak Lane.

Section 2.5.2.C.4 states: "Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacing that minimize travel distances between access ramps."

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD Modification. Per the PUD/Preliminary Plan, adequate pedestrian accessibility is provided by access ramps at all intersections. Additionally, the Federal Americans with Disabilities Act (ADA) has no requirements for maximum distance between pedestrian crossings that would necessitate mid-block pedestrian ramps.

4. The applicant is requesting a PUD modification to construct the segment of Rex Road between Pyramid Peak Drive and Sunrise Ridge Drive as an urban residential collector in lieu of the urban minor arterial as identified in the current 2040 Major Transportation Corridor Plan.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD Modification. This segment of Rex Road was anticipated to be an urban residential collector when Estates at Meridian Ranch Filing No. 2 and Meridian Ranch Filing No. 9 were platted leaving enough corridor to be dedicate as a 60 feet of right-of-way consistent with an urban residential collector.

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.
6. Per the Board of County Commissioners Resolution 13-41, property within the Woodmen Road Metropolitan District is currently exempt from participation within the El Paso County Road Impact Fee.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

Nina Ruiz, Planning Manager

File No. PUDSP-19-007