

ROLLING RIDGE
PUD DEVELOPMENT GUIDELINES

EL PASO COUNTY, COLORADO

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Note: Per discussions with PCD staff, these PUD Development Guidelines have been removed from this application in favor of more descriptive development information on the PUD Development Plans.

I. BACKGROUND

A. THE PROPERTY

The Rolling Ridge PUD is located in El Paso County, Colorado, Section 27, Township 11 South, Range 66 West of the 6th Principal Meridian, at the southwest corner of the intersection of Colorado Highway 83 and Hodgen Road. El Paso County Tax Schedule No. 61270-00-064. Address: 16390 Highway 83, Colorado Springs, Colorado 80921. The property contains 8.17 acres of undeveloped land. The Property is zoned for a commercial planned unit development with a 0.76 acre storm-water detention pond and a 5.53 acre tract facilitating four buildings on three separate lots.

B. SITE ANALYSIS

The project area consists primarily of introduced, shortgrass prairie vegetation and has been used as an active horse pasture. The site slopes gently from east to west, falling approximately 44 feet.

Water will be provided by individual on site wells administered through a State approved water augmentation plan. Waste water will be individual on-site septic systems.

Two vehicular access points are provided onto Cherry Creek Crossing Court, a 60' County right of way that accesses Hodgen Road, a 180' County principal arterial roadway.

II. STATEMENT OF PURPOSE AND INTENT

The Rolling Ridge Commercial PUD's development standards are intended to carry out the goals of the 2000 Tri-Lakes Comprehensive Plan, the Black Forest Preservation Plan, 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 mountain or treed community;
- Create development patterns and project design 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;
- 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 Rolling Ridge 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

Tract B is intended to facilitate four buildings on three separate lots (Lot 17, 18 & 19). Each building includes a 5,000 square foot envelope. Lot 17 is planned for a single story structure facilitating a retail convenience store with gasoline. Lot 18 is planned for two buildings containing 10,000 square feet each in two story structures. The lower level is planned for general retail sales while the upper level is planned for professional and medical offices. Lot 19 is planned for one two story building containing 10,000 square feet. The lower level is planned for general retail sales and the upper level is planned for a mix of general retail, professional offices and medical offices. The final mix of uses will be determined by market demands and tenant requirements and will be illustrated on the final PUD Development Plans. The four separate structures provide a facility scale intended to avoid the appearance of a "strip center" with individual building parking areas and individual pedestrian entrances. Landscaped open spaces are spread throughout the site and total 43% of the site coverage.

V. DEVELOPMENT GUIDELINES

Five design elements are addressed in these guidelines. Discussion of each begins with a statement and description of the design objective. The five elements are as follows:

- A. Permitted Uses
- B. Architectural Styles and Building Heights
- C. Landscaping and Open Space
- D. Vehicular Access, Parking and Circulation
- E. Wildfire Mitigation

The design guidelines are meant to be flexible; however, certain guidelines are absolute while others are discretionary. The El Paso County Development Services Department reserves the right to implement and require compliance with the discretionary guidelines as deemed necessary, consistent with the intent of the applicable sections and provisions of the El Paso County Land Development Code.

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A. Permitted Uses.

- a. Development Objective: All commercial uses shall be specifically geared toward the needs of local residents. Regional commercial uses which are inconsistent with the rural character of the area are not permitted.
- b. Development Guidelines:
Permitted principal uses shall be similar to those permitted in the County's Commercial Neighborhood Zone District.
- c. Permitted Uses:
 - 1. Bakery, retail
 - 2. Barber, beauty shop
 - 3. Car wash
 - 4. Child care center
 - 5. Convenience store, gas station
 - 6. Educational institution
 - 7. Financial institution
 - 8. Philanthropic institution
 - 9. Laundromat
 - 10. Liquor store
 - 11. Nursery, retail
 - 12. Office, general
 - 13. Public building, park, way or space
 - 14. Religious institution
 - 15. Restaurant
 - 16. Store
 - 17. Studio

B. Architectural Styles and Building Heights

- a. Development Objectives: Encourage creative planning to preserve the rural character of the area. Encourage creative site planning to ensure that structures will enhance rather than compete with, detract from or dominate their surroundings. Encourage the use of topography, roadway design, lot orientation, and site planning to limit the visual impact of development as viewed from SH83.

- b. Development Guidelines: The Rolling Ridge Site Development Plan, incorporated herein by reference, sets forth a detailed lot layout, building locations, setbacks and related site information. The building cluster technique, utilizing smaller building footprints, walkout building styles and generous landscaped open spaces, are intended to replicate and complement the surrounding community's single family residential architectural styles. Tract B falls approximately 44 feet from east to west. A walkout building architectural concept has been developed in order

to accommodate this significant change in grade. Buildings are single story on the uphill side of the grade and two stories on the downhill side of the grade. A side benefit of this type of architecture provides for a much more interesting and varied building façade while strengthening the non-strip center approach. Similar to residential structures, building material will include stone, stucco and timbers. Window and door type and sizes will be residential in scale. Roofs will be pitched with overhangs and constructed of colors and materials evoking a residential character. Building foundations will be landscaped. Lighting will be integrated into the building structure. Where lighting is required for parking lot security, poles will be residential in scale and fixtures will be such that the light source will be concealed.

C. Landscaping and Open Spaces.

- a. Development Objectives: Discourage methods of construction that strip natural vegetation and significantly alter the natural topography and drainage patterns. Encourage creative site planning to ensure that structures will enhance rather than compete with, detract from or dominate their surroundings.
- b. Development Guidelines: Tract A is a 0.76 acre parcel intended to facilitate a drainage detention facility which will handle developed flows, in terms of quantities and quality, for both the office/commercial and adjoining single family portions of the Property. This facility is located in an existing depression to minimize impacts on the natural topography. As stated above, landscaped open spaces are spread throughout the site and total 43% of the site coverage. Roadside buffers 25' in depth are located along SH83 and Hodgen Road containing 60 trees. An additional 60' of right of way for Hodgen Road and 40' for SH83 is being dedicated to the County and State respectively next to the roadside buffers. A landscape buffer of 15' in depth is located along residential Lot 16 to the south with 26 trees. An additional 25' landscape easement is located on residential Lot 16 adjoining the PUD. Internal landscaping totals 246,114 sf with 26 trees and 14 parking lot trees.

D. Vehicular Access, Parking and Circulation.

- a. Development Objectives: Preserve SH-83 and Hodgen Road as limited access major arterials.
- b. Development Guidelines: Two vehicular access points are provided onto Cherry Crossing Court, a 60' County owned and maintained right of way.

Cherry Crossing Court accesses Hodgen Road, a 180' County principal arterial roadway. No access to SH-83 is planned. Interior vehicular circulation will be provided by 30' wide asphalt driveways located within 34' wide vehicular access easements. Interior driveways will be maintained by the Tract B Owners' Association. Vehicular parking will be provided in accordance with the El Paso County Land Development Code requirement and will be measured on an individual building requirement basis.

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E. Wildfire Mitigation.

- a. Development Objectives: To identify and categorize wildfire fuels and the prioritization of those fuels for mitigation across the landscape. Treat fuels in a manner consistent with restoring forest health and promoting healthy ecosystems. Protect and enhance property values through covenants, conditions and restrictions, proactively addressing the insurability of all properties and including aesthetic and privacy issues in fuel treatment prescriptions.
- b. Development Guidelines: The Rolling Ridge PUD is located in the Donald Wescott Fire Protection District service area which has adopted a Community Wildfire Protection Plan for the entire District, including Rolling Ridge. 100% of the Rolling Ridge PUD is characterized by open native grassland meadow. The Developer and Owners' Association will work with the District which will review, prior to issuance of building permits, all construction, landscaping and fuel modification plans based upon the District's adopted Rules and Regulations. Office/commercial structures may require fire suppression sprinklers or cisterns depending upon current District and Regional Building Code compliance requirements. The Rolling Ridge Owners' Association's participation in the District's Firewise Communities Program is mandatory. The Owners' Association will be responsible for coordinating its members' involvement in the program via requirements specified in the Covenants, Conditions & Restrictions and Architectural Guidelines.

