



PAINT BRUSH HILLS METRO DISTRICT EQUIPMENT STORAGE FACILITY

Site Development Plan for the Equipment Storage Facility Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

PAINT BRUSH HILLS METROPOLITAN DISTRICT
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FALCON, CO 80831
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PLANNING

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ENGINEERING

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SURVEYING

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PAINT BRUSH HILLS METRO DISTRICT EQUIPMENT STORAGE FACILITY (SDP) SITE LOCATION, SIZE, & ZONING:

Parcel ID Nos.: 5225305053 & 5225209007

Area/Acreage: ±37,093SF / ±0.886 AC

Existing Zoning: RS-6000

Location: The development limits are located in the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 25, Township 12 South, Range 65 West of the Sixth Principal Meridian. Southeast of the Londonderry Drive and Devoncove Drive Intersection. The property address is 10815 Londonderry Dr. Peyton, CO 80831.

REQUEST

The Paint Brush Hills Metropolitan District is seeking approval to further develop portions of two (2) lots in the RS-6000 Zone for public improvements and drainage. In addition, the Paint Brush Hills Metropolitan District is also seeking authorization of pre-development site grading.

PROJECT SUMMARY

The development incorporates a portion of parcel 5225305053 & a portion of parcel 5225209007 for a total amount of ±0.886 AC. Site developments consist of the installation of one (1) 36' x 70' pre-fabricated metal equipment storage facility, an adjoining 6' sidewalk, a 15' wide gravel drive to connect the proposed developments to an existing driveway located on Londonderry Drive, and site grading.

ACCESS: Vehicular access to the Paint Brush Hills Metropolitan District proposed equipment storage facility shall be achieved via the existing access drive on Londonderry Drive. The access drive shall be improved to be one full movement access, consisting of one (1) 15' wide gravel drive.

LAND USE: The minimum lot size is 6,000 SF for all lots. Permitted and accessory single-family residential uses include public buildings, ways or spaces, residential accessory uses (per LDC Chapter 5, Table 5-1 and 5-2 allowances), parking, storage and repair of vehicles and machines, personal. Separate and privately owned detached accessory structures are not permitted on individual residential lots.

LOT DIMENSIONAL STANDARDS:

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 6,000SF**
- **Maximum Height: 30'**
- **Setbacks:**
 - **Front Yard: 25'**
 - **Side Yard: 5'**
 - **Rear Yard: 25'**

PUBLIC SERVICES AND UTILITIES (tax entity and levy info from EPC)

Public services and utilities are, or will be, provided by the following

- Water Services: Paint Brush Hills Metro District
- Wastewater Services: Woodmen Hill Metro District
- Fire Protection: Falcon Fire Protection District
- Public Schools: El Paso County School District No. 49
- Library Services: Pikes Peak Library
- Roads: El Paso County Road and Bridge (Unshared)
- Special District Services: El Paso County Public Improvement District #2

JUSTIFICATION

Approval to develop said equipment storage facility under the RS-6000 zoning criteria set out in Section 5.2.23 (A) as follows.

- **Paint Brush Hills Metropolitan District is in conformance with the goals, objectives and policies of the master plan established by El Paso County.**
- All lots are a minimum of 6,000 SF per the land development code section 5.4.2 Table 5-4.
- The proposed equipment storage facility is in general conformance with the goals, objectives and policies of the El Paso County Master Plan;

The public equipment storage facility conforms to the goals, objectives, and policies of the Master plan, which include the Your El Paso Master Plan and Water Master Plan. Conformance with the Master Plan is discussed separately below.

Findings of Master Plan conformity regarding land use and densities have been made in support with the adjacent developments; those being Paint Brush Hills Filing No. 13C, Paint Brush Hills Filing No. 13D and Paint Brush Hills Filing No. 13E with existing land use densities for the Paint Brush Hills Metropolitan Exemption Plat. This application remains consistent with those filings and with the following policies from the Your El Paso Master Plan, County Policy Plan and County Water Master Plan:

Paint Brush Hills Metropolitan District's proposed addition of an equipment storage facility would promote the maintenance of the adjacent rural-residential subdivisions

and in-so-doing promote the rural-residential character of eastern El Paso County and will also satisfy the following policies of Your El Paso Master Plan:

Core Principle 1: Continue to coordinate with local and regional agencies to provide well-managed, high quality community facilities and services.

Goal CF11 – Coordinate with agencies to provide high quality community facilities, services and infrastructure to enhance quality of life.

This new development shall participate in and join the closest fire district.

Key Areas:

The site is not located within any Key Areas.

Areas of Change:

The site is located in the area expected for Minimal Change. These areas are designated as areas that are lacking development with the presence of significant natural areas. It is expected that these areas will experience some redevelopment of select underutilized or vacant site adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character.

Placetypes:

The site is located within the Suburban Residential placetype. The land use is designated for Single Family Detached residential units, 2.5 acres or smaller and up to 5 units per acre. The Suburban Residential placetype generally supports accessory dwelling units as well. See chapter 5.2.2 for further details.

It has been recognized and meets the requirements from the said section. The existing accessory structure is to remain as such on the proposed portion of parcel 5225305053 as well as the proposed portion of parcel 5225209007.

DRAINAGE REPORT

The total disturbance of the site is less than one (1) acre, and as such does not warrant a drainage report per El Paso County Development Code. A drainage letter has been provided to the County though to document the site improvements.

FALCON FIRE PROTECTION DISTRICT COMMITMENT LETTER

Per the Falcon Fire Department’s Community Wildfire Protection Plan, dated January 20th, 2016, the entirety of the project site resides within the bounds of the Falcon Fire Protection District, and as such will be under the protection of said district in the event of a wildfire. See falconfirepd.org for extensive wildfire protection plan.

WILDFIRE HAZARD ASSESSMENT AND MITIGATION

- Said Site is mapped as moderate-high to high per the wildfire risk public viewer.



Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

Burn Probability

Annual probability of any location burning due to wildfire.

Created on:

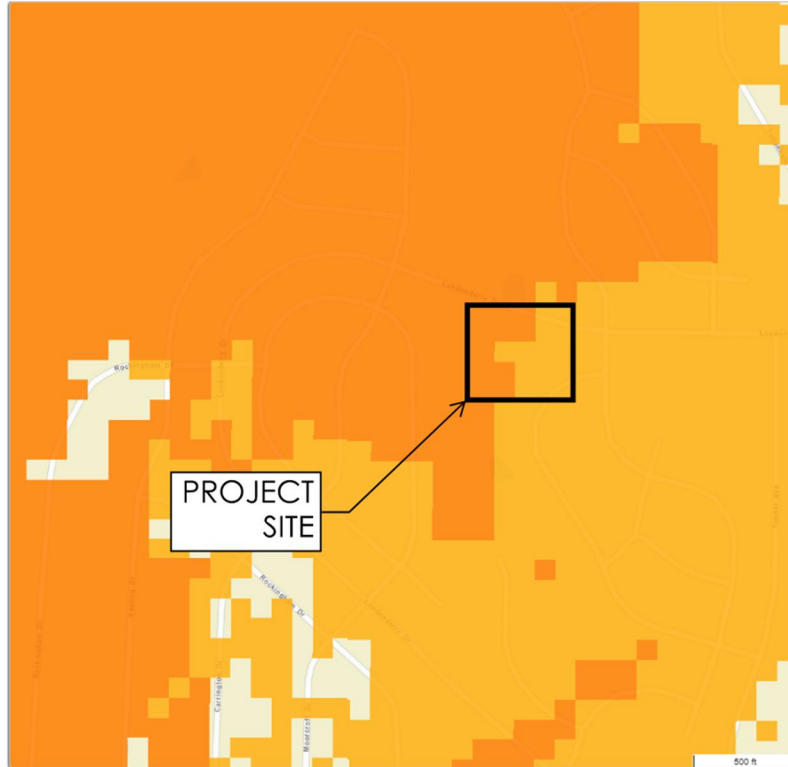
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Disclaimer

The user assumes the entire risk related to their use of the Colorado Wildfire Risk Public Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.



Legend

<https://co-pub.coloradoforestatlas.org>

Burn Probability

- Non-Burnable
- Very Low
- Very Low-Low
- Low
- Low-Moderate
- Moderate
- Moderate-High
- High
- High-Very High
- Very High

County Boundaries

Scale: < 1:1,500,000

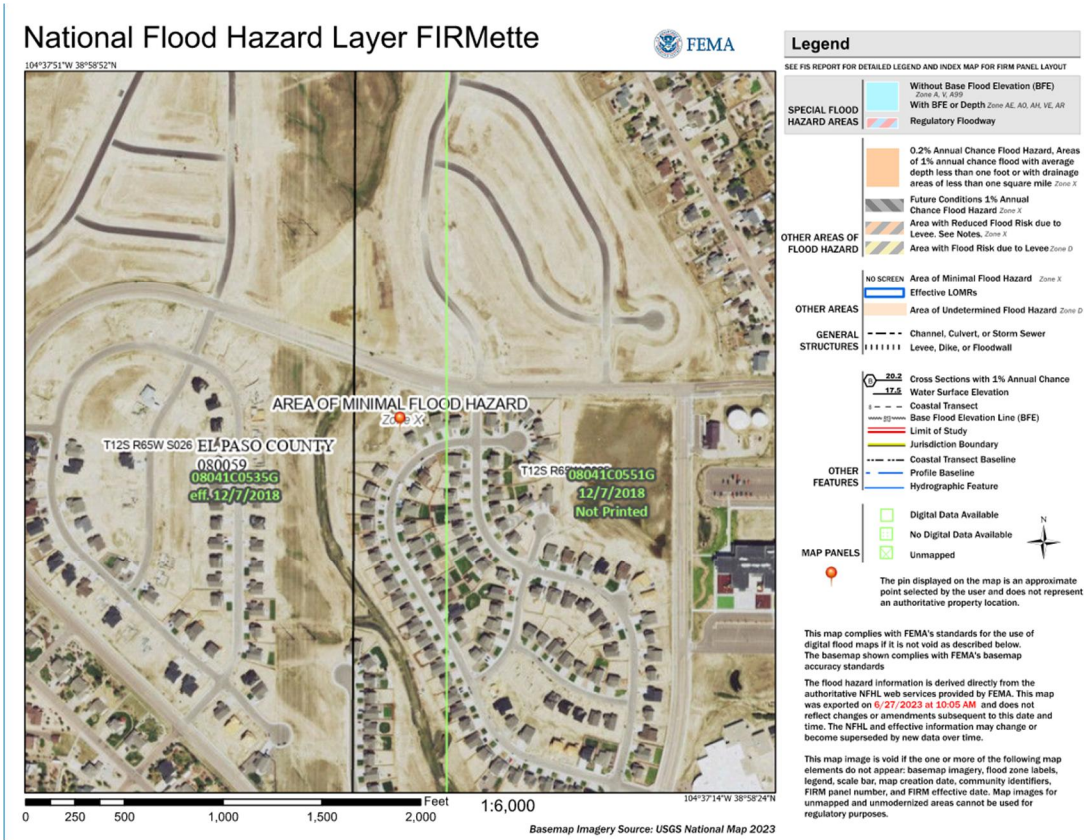
NATURAL OR PHYSICAL SITE FEATURES:

The Zone Change will support the preservation of the natural features and drainages of the site and surrounding lands:

- **Site Natural Features:**
 - **Site is located within the Falcon drainage basin (CHWS1400). Data provided by Muller Engineering Company; (1988)**



- **The topography of the site is a moderate slope, the grade declines on average at 2.37% in a northwesterly direction.**
- **The site consists of;**
 - **An area of minimal flood hazard Zoned X per the National Flood Hazard Layer FIRMette (08041C0535G)**
 - **An area of minimal flood hazard Zoned X per the National Flood Hazard Layer FIRMette (08041C0551G)**



WILDLIFE:

Wildlife impacts are expected to be generally very-low

A Summary of anticipated traffic generation and access

- A traffic study is not required in accordance with the ECM Section B.1.2.D, all criteria has been satisfied.
- It is planned that driveway access will be limited to the adjacent public right of ways and in compliance per ECM standards and provisions. To be defined with future site development plans and platting.

NOXIOUS WEED

Weed Control Objective: Through Rural development, the use of properly timed herbicide applications, grazing, maintenance, and the possible establishment of a community of predacious insects within the property, any emerging noxious weeds can be mitigated early and the onset of dense growth can be greatly reduced in the following years. Also, well-defined thresholds are a critical element of integrated vegetation management.

Distinguishing Plant Features: At this time, there have been no known noxious weeds identified within the Site by El Paso County weed management personnel. The property is currently undergoing Urban development. Shall any evidence of noxious weeds emerge eradication efforts will begin utilizing the techniques as outlined in the El Paso County Weed Management Plan.

Control Methods: Key control is to prevent noxious weeds from spreading. There are several options for noxious weed mitigation that include the use of integrated vegetation management techniques to control spread.

a. Biological

- i. **Insects:** The Colorado Department of Agriculture Insectary in Palisade, CO can recommend the appropriate insect to release to establish a community of predatory insects that may assist in the suppression of diffuse knapweed on the property. Call the insectary at (866) 324-2963 or see the Colorado Department of Agriculture website – Divisions – Conservation Services – Biological Pest Control Program. Once the insect community is well established on the property, they can have a great influence reducing noxious weed infestation.
- ii. **Population establishment:** An appropriate population of feeding insects may take 2-4 years to become established in an area protected from mowing and herbicide application such as under a grove of scrub oak or other woody shrubs.

b. Mechanical/cultural

Mowing: Recommended regular mowing and maintenance is outlined to keep weeds from overgrowing and spreading.

c. **Chemical:**

- i. Aminopyralid (Milestone)
- ii. Clopyralid plus triclopyr (Redeem R&P)
- iii. 2,4-D plus Dicamba (Weedmaster)

(The above control methods and the below timeframe are all listed on the State of Colorado Department of Agriculture Website search noxious weeds and fact sheets.)

Timeframe: Herbicide control is most effective in early spring (May/June) when the rosette is bolting. Chemical control is not as effective during the flowering stage, which is July and August. A fall (September) herbicide application following the rainy season will successfully treat the new seedlings and rosettes.

CONCLUSION

In conclusion, the Paint Brush Hills Metropolitan District is seeking approval to further develop portions of two (2) lots in the RS-6000 Zone for public improvements, utilities and drainage. In addition, the Paint Brush Hills Metropolitan District is also seeking authorization of pre-development site grading.

The proposed development will incorporate portions of parcels 5225305053 and 5225209007; totaling an area of ±0.886 AC. Proposed developments shall consist of the installation of one (1) 36'x70' pre-fabricated metal equipment storage facility, an adjoining 6' sidewalk and a 15' wide gravel drive to connect the proposed developments to an existing driveway located on Londonderry Drive to the north. Vehicular access to the proposed development via Jagger Way to the south has been identified as unobtainable due to existing site features.

Paint Brush Hills Metropolitan District's proposed addition of an equipment storage facility would promote the maintenance of the adjacent rural-residential subdivisions and in-so-doing promote the rural-residential character of eastern El Paso County as well as satisfy the relevant goals and objectives of Your El Paso Master Plan.