Planning and Community Development Department

Craig Dossey, Executive Director

November 3, 2021

County File: OAR2199

Re: Native Sun Construction Preliminary Final PUD Plan DA-37-2021

To: Debbie Flynn; dflynn@tomgov.org

**Planning Division**

Planning Division has the following comments:

**Required Buffer and Screen Areas.**

(1) **Buffer Between Non-Residential and Residential Districts Separated by a Non-Arterial Road or Public Alley.**

(a) **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.

(b) **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 ⅓ of the trees shall be evergreen trees.

(c) **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.

(d) **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.

**Internal Landscaping.** The following internal landscaping is required:

**Requirements for Non-Residential Uses.** The following internal landscaping is required for non-residential uses.

(a) **Minimum Required Internal Landscaped Area.** A minimum of 5% of the lot or parcel shall be landscaped.

(b) **Minimum Number of Trees in Landscaped Area.** A minimum of 1 tree shall be provided for every 500 square feet of required internal landscape area.

(c) **Trees Replaced by Shrubs.** A maximum of ½ of the required trees may be substituted with shrubs adjacent to retail store fronts where the view of wall signs may be obstructed. At least 10 shrubs with a minimum container size of 5 gallons shall be provided for each tree that is replaced.

Kindly reference Chapter 6.2.2. Landscape Requirements of the LDC for more information on landscape and buffer requirements.

Reviewed by: Mercedes Rivas, Planner II

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**Engineering Division**

A driveway access permit from the County is required should construction of the site plan occur prior to annexation of Woodcarver Rd.

See the attached redline comment to the drainage report.

Reviewed by:

Gilbert LaForce, PE

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**County Engineer (Public Works)**

Additional comments may be provided by the County Engineer.

Mercedes Rivas, Planner II

El Paso County Development Services

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