

EL PASO



COUNTY

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DEVELOPMENT SERVICES DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Minutes for November 1, 2016

Early Assistance Meeting – EA-16-106 – The Beach at Woodmoor

Commissioner District 1

Members Attending

Kari Parsons, Project Manager and Planner II
Gilbert LaForce, Engineer II
Tracey Garcia, Administrative Specialist
Andrea Barlow, NES, Inc.
Cody Humphrey, La Plata Communities
Morgan Hester, La Plata Communities
Andy McCord, Kiowa Engineering

Applicant Summary

The application is proposing a preliminary plan, PUD (Planned Unit Development), and final plat for the The Beach and the South Beach at Woodmoor at the intersection of Lake Woodmoor Drive and Lower Lake Road with approximately 40 lots on 12.38 acres.

Planning Division

- Previously zoned R4 on the northern piece, and the southern piece is currently zoned RR-5 (Residential Rural).
- The proposed rezone is PUD (Planned Unit Development). Applicant may submit a combined PUD Preliminary Plan.
- Please refer to the Land Development Code (LDC), Chapter 4 for the PUD Development standards, Chapters 7 and 8 for subdivision standards and Chapter 6 for lighting, landscaping, parking, and signage dimensions and other requirements.
- Transportation impact fees and all other applicable fees required with final plat.
- A soils and geology report is required.
- Colorado Geological Survey review is required with the preliminary plan.
- Water Resource and Wastewater Reports are required. Provide a commitment letter from the District. A finding of water sufficiency must be made with the final plat.
- A Fire Protection Report and Wildland Fire Report are required.
- A natural features report to include a riparian, wetland study is required.
- An up-to-date clearance letter is needed for Preble Jumping Mouse habitat.
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- The Letter of Intent should address PUD/Preliminary Plan approval criteria, Policy Plan and Small Area Plan

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



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

- The site is located in the Tri-Lakes Comprehensive Planning Area, specifically the Woodmoor Sub-area #7. In general, the intent of the Plan for the sub area states that higher density developments can be supported in exchange for large public open spaces. It identified the need for interconnected trail systems and preservation of open spaces to be incorporated into new and existing development. The Plan also discusses maintaining and releasing drainage flows to historic rates, preserving slopes and vegetation.
- Waivers in the form of PUD modifications should be incorporated and justified in the LOI. For example: private roads, public roads not built to County Road Standards, landscape standards, access standards, etc...
- Provide screening plan for guest parking.
- Buffers should be incorporated from lower density properties and non-compatible land uses.
- Sidewalks will be required along Lake Woodmoor Drive. The sidewalk standards have changed in terms of timing/responsibility to construct and depth of sidewalk.
- Referring agencies include, but are not limited to, El Paso County Conservation, Lewis-Palmer School No. 38, NEPCO, Tri-Lakes Monument Fire Protection District, Woodmoor Improvement Association, US Fish and Wildlife and Department of Wildlife, and Woodmoor Water and Sanitation District
- A follow-up EA Meeting was suggested once the direction has been established by all development parties.

Engineering

Transportation:

- A Transportation Impact Study (TIS) is required. See ECM Appendix B for the level of analysis required.
- El Paso County Road Impact Fee Program will apply to this subdivision. The fee obligation may be paid at final plat recording or at the time of building permit issuance.
- Sidewalks along Lake Woodmoor Drive are required.
- Per the EPC Road System, Lake Woodmoor Drive is classified as a Rural Minor Collector road (80' ROW) however the existing ROW along this project is 60 ft. Therefore, the developer shall dedicate an additional 10 ft of ROW on each side of Lake Woodmoor Drive with the final plat.
- Any deviations from the ECM are to be formally identified and requested in writing through the Deviation Request Form.
- See ECM Chapter 2 for roadway criteria for alignment, intersection spacing and cul-de-sacs.

Drainage:

- A drainage report is required based upon the information provided.
- The property is located in the Dirty Woman Creek drainage basin which has basin and bridge fees.
- On-site water quality and flood control detention are required.

Grading/Erosion:

- A Grading and Erosion Control Plan is required. The Grading and Erosion Control Plan must be prepared in accordance with Volume 2 of the DCM and the County's checklist
- An Erosion and Stormwater Quality Control Permit (ESQCP) is required. See section 1.1 of the application form for the additional items that must be submitted to obtain an ESQCP.

- A County Construction Activity permit will be required. Contact the El Paso County Department of Health and Environment for further information regarding the permit
- All necessary requirements must be met if an Early Grading Permit (prior to Final Plat approvals) is requested
- Construction activities that disturb 1 or more acres are required by the Environmental Protection Agency to obtain a Construction Stormwater Permit. Contact the Colorado Department of Public Health & Environment , Water Quality Control Division for further information regarding the permit

Public Improvements:

- Public Improvements are required. The Applicant will be required to enter into a Subdivision Improvement Agreement (SIA) with the County. The Applicant will be responsible to refer to the LDC for information on SIA type(s); the ECM for the required format of the associated Surety Estimate.
- Construction Plans for the required Public Improvements must be reviewed and approved by DSD-Engineering before building permits will be issued for the development. All Construction Plan submittals must adhere to the criteria set forth in the ECM. A construction plan review fee will be assessed when the plans are submitted for review
- New access permit(s) will be required.
- Work within the ROW permit(s) will be required.
- Mailbox Kiosk location.

Wrap Up

- The project manager briefly went over the application packets, fees, and checklists.
- **Rezone Fee - \$6,937**
- **Major Preliminary Plan - \$9,737**
- **Minor Final Plat Fee - \$6,037**
- The fee for any additional waiver/deviation requests (more than two) - \$550.00 each. **Please note that requests for waivers and/or deviations may result in additional processing/review delay.**
- **PLEASE NOTE:** Upon the actual submittal, the title commitment must be dated within 30 days of the submittal date. ALL copies of each item requested on the submittal matrix must accompany the submittal for it to be complete or the submittal will be denied.
- **PLEASE NOTE:** All prospective timelines for review are subject to departmental staffing and workload.
- **PLEASE NOTE:** Pursuant to the adopted El Paso County Road Impact Fee Program (Resolution No. 12-382), a transportation impact fee, calculated on a per trip basis, may be due at the time of building permit issuance.
- ***NOTE: Early Assistance is valid for 12 months from submittal of the EA application. If a project submittal is not received within 12 months, a new EA meeting will be required. An audio copy of the meeting is available by contacting the Planning and Community Development Department at (719) 520-6300.***

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
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Review Agency Comment Sheet

Date: 12/13/2016

Review Agency: PCD Project Management/Planning
Reviewer: Raimere Fitzpatrick

File Number: PPR-16-040

Project Manager: Raimere Fitzpatrick (719) 520-6302

Send comments to: DSDcomments@elpasoco.com

Project Name: JUDGE ORR RV PARK

A request by Prairie Stone, LLC, for approval of a site development plan to construct a recreational vehicle (RV) park on 39.9 acres in the RVP (Recreational Vehicle Park) zoning district. The property is located on the north side of Judge Orr Road one-third of a mile east of the State Highway 24 and Judge Orr Road intersection.

Commissioner District: # 2

Tax ID# (s): 42330-00-027

Outside Review Agencies: Please email comments to the DSD comments email noted above. Comments can be Faxed to 719-520-6695 or mail written comments to the above address.
NOTE: If this form is not returned, additional review information will not be provided.

County Review Agencies: Please type your comments in Arial 11.

**All comments and this sheet must be returned to the
EPC Development Services Department no later than:**

Date: January 5, 2017

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: _____ Date: _____

Previous Reference Files:

Fire District: Yes (Fire Marshall Review Optional) No (Fire Marshall Review Required)

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Resubmittal, Review 2

Judge Orr RVP
(PPR-16-040)

September 28, 2017

DUE: October 12, 2017

Raimere Fitzpatrick- Project Management/Planning
Gilbert LaForce- Engineering Division
State Engineer Office
CDPHE (Environmental)
UBSCGWMD
EPC Health

Note: This application was originally submitted as a paper copy submittal and will be finalized as such. Please forward emailed comments to dsdcomments@elpasoco.com . The original bucksheet will be included for agencies that did not receive an initial submittal.

Resubmittal, Review 3

Judge Orr RVP
(PPR-16-040)

December 7, 2017

DUE: December 21, 2017

Raimere Fitzpatrick- Project Management/Planning
Gilbert LaForce- Engineering Division
State Engineer Office
CDPHE (Environmental)
UBSCGWMD
EPC Health

Note: This application was originally submitted as a paper copy submittal and will be finalized as such. Please forward emailed comments to dsdcomments@elpasoco.com . The original bucksheet will be included for agencies that did not receive an initial submittal.