

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 3, 2020

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

NES, Inc.  
619 N Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

RE: The Estates at Rolling Hills Filing No. 2 -- (PUDSP-20-004)

This is to inform you that the above-reference request for approval of a map amendment (rezoning) from an overall zoning and conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) to develop 98 single-family residential lots, rights-of-way, open space, and utility tracts within a 117.21-acre development area was heard by El Paso County Planning Commission on December 3, 2020, at which time a recommendation for approval was made. (Parcel No. 42000-00-407)

This recommendation for approval is subject to the following:

**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:

- 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 with this application 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. The applicant has depicted a sidewalk design and layout that accommodates ADA accessibility for pedestrians throughout the proposed PUD/Preliminary plan.

The applicant is requesting the following modification(s) of the ECM:

1. The applicant is requesting a PUD modification to Section 2.5.2.C.4 of the ECM to omit midblock pedestrian crossings on Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.

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.

2. The applicant has submitted a modification requesting a cul-de-sac length of 1,156 feet for Crescent Creek Drive, which is 406 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.

3. The applicant is requesting a PUD modification to Section 2.2.4.B.3 and 2.3.2 of the ECM to construct the extension of Rex Road east of Sunrise Ridge Drive as a half section of urban minor arterial road in lieu of the entire 4-lane roadway section as identified in the current 2016 Major Transportation Corridors Plan.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD Modification. The half section provides continuity of the existing 2-lane Rex Road section west of Sunrise Ridge Drive. The developer is dedicating an 80-foot right-of-way with an additional 20-foot wide reservation within a tract to accommodate the future full width section when the County determines it is necessary to construct the full width section.

4. The applicant is requesting a PUD modification to Section 2.2.5.C of the ECM to provide an intersection spacing between the proposed Estate Ridge Drive and the future Rolling Ranch Drive that is less than what is prescribed in the ECM.

As identified in the current 2016 Major Transportation Corridors Plan, Rex Road has been reclassified as an urban minor arterial roadway. The ECM standard indicates a ¼ mile intersection spacing requirement. The proposed intersection spacing exceeds that of that of an urban residential collector roadway, which is 330 feet when intersecting local roadways.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification. The roadway will operate similar to an urban residential collector roadway in the short term and long term. The projected long term (2040) ADT is estimated to be 7,470 vehicles per day, which is below the threshold for an urban residential collector. Rex Road west of Sunrise Ridge has been approved as an urban residential collector roadway. As stated in item #3 above, the applicant will construct Rex Road east of Sunrise Ridge as a half section of urban minor arterial road and provide right-of-way reservation to accommodate the full width of the urban minor arterial should it be needed in the future.

5. The applicant has submitted a modification requesting shortened left turn lane and taper lengths than what is prescribed in Section 2.3.7.E of the ECM for the left turn lanes on Rex Road at the proposed Estate Ridge Drive and the future Rolling Ranch Drive.

The proposed westbound left turn lane will be 190 feet and the eastbound left turn lane will be 185 feet with a 90-foot taper between the two lanes. ECM criteria indicates that these turn lanes should be 205 feet with a 160 foot taper.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification. The spacing between the two intersections does not allow for the full length of the left turn lanes. The submitted traffic study provided a queuing analysis that indicated that the projected queues at these intersections could be accommodated with the proposed configuration.

Staff recommends that the deviation requests associated with the PUD (Planned Unit Development) Modifications from the ECM, as prepared, are acceptable contingent upon the approval of the PUD Modifications by the Board of County Commissioners.

**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. The development is subject to payment of traffic impact fees to the Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, final plat approvals through December 31, 2020 are not subject to participation in the El Paso County Road Impact Fee Program, but will instead trigger payment of fees to the Woodmen Road Metropolitan District. Final plat

approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

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,

A handwritten signature in black ink, appearing to read "Ryan Howser", with a long horizontal flourish extending to the right.

Ryan Howser, Planner I  
File No. PUDSP-20-004