

Lindsay Darden

From: Lindsay Darden
Sent: Friday, July 17, 2020 5:05 PM
To: Nathan Derwick
Cc: Stephan Morin (stephan@copestone-cm.com); Nina Ruiz
Subject: PPR-19-003 Site Inspection 7/17/2020

Hi Nathan,

It was nice meeting you onsite this morning. The site looks very nice and the landscape materials are high quality. There are a few issues, as we discussed onsite, that must be addressed before we can sign off on the building (see below):

Site Inspection Results:

- 3 trees planted in ROW not shown on revised landscape plan – I reached out to public works to see if they will consider a license agreement to allow the trees to remain. Waiting to hear back and will follow up.
- Additional trees added to landscape area along south property line are in the drainage swale – I reached out to our engineering group to ask if this is an issue. Waiting to hear back and will follow up.
- Missing Bike Rack
- Missing Trash Enclosure Gate
- 1 missing perovskia (Russian sage) North side of the building in the planting area further east near the gate leading to the outside storage area.
- Missing landscape island in parking area and missing landscape materials that were approved in that island
- Elevations do not match approved site plan – submittal of a COM site plan revision is needed to update the elevations. I will set this up and send an EDARP submittal request on Monday.
- Fence material for the outside storage area. The Land Development Code requires opaque solid fencing for screening outside storage areas. We are not able to provide final signoff on your project until the fence is replaced with a wood fence or wood panels are added to the existing fencing around the outside storage area.

Chain link is not sufficient and would not have been approved as a revision because it does not meet the requirements of the Land Development Code for screening outside storage. I reviewed our records and it does appear that on the recent COM site plan submitted to revise the ADA route that the fence material was changed. When I received the COM plan for review, it was submitted specifically to review the revision to the ADA route and sidewalk on the south side of the building and, because of that, the project name and the note near the approval stamp reflected that the revision was specific to the ADA route change. Other areas of the plan were assumed to remain unchanged from the original approval and were not reviewed.

To provide further background, when the original plan (PPR-19-003) was reviewed it was submitted with chain link fencing with screen slats. When review comments were issued on 9/3/2019, there were two comments regarding the fencing that resulted in it being revised to propose a 6' tall wood fence. I wanted to make sure that you were aware of the review comments regarding this requirement so that you can see that it is not something new that has come up at the last minute. This was also discussed with the consultant who submitted the plans. We have required opaque fencing on the plan that was approved that is adjacent to the north property line of your project (but has not yet been constructed) because they also are proposing outside storage. You can view all of the review comments in EDARP for your project when you search under the File Number PPR-19-003.

PCD Project Manager

The site development plan reflects outside loading/storage area storage shall be enclosed and concealed by a solid fence or a combination of berms, shrubs, trees, fencing or walls which will be of 6 feet of height and 100% opaque screening for the area utilized. Currently see how your landscape or site plan addresses this.

PCD Project Manager

Provide a detail for the proposed fence and gate. Please note that chain link is not considered opaque for the purposes of screening outside storage.

Please let me know when all these items are addressed and we can schedule another site inspection.

Thanks,

Lindsay



WE NEED YOUR INPUT: The County is in the process of drafting a new Master Plan for the long term future of our community and are seeking your input regarding the proposed placetypes via a questionnaire. Placetypes are used to help define different areas of the County based on development type, shared neighborhood character, and other natural features. Please watch the short educational video on the draft Placetypes and fill out the questionnaire which can be found here: <https://elpaso.hiplanning.com/pages/placetypes-outreach--el-paso>

Lindsay Darden

Planner II

El Paso Planning & Community Development

2880 International Circle

Colorado Springs, CO 80910

(719) 520-6300 (Main)

(719) 520-6302 (Direct)

NOTE: In an effort to be respectful of the health of our employees, family, and all citizens in El Paso County, we have closed our doors to the public until at least April 30th. During this timeframe we will be making every effort to operate "business as usual". All phone calls and emails will be returned, projects reviewed, and necessary meetings held via conference call. Thank you for your patience. Be safe!

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

PERSONAL WORK SCHEDULE

Monday - Friday, 7:30 am to 4:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

