



July 22, 2020

**PUD MODIFICATIONS REQUEST  
Sanctuary of Peace Residential Community  
PUD Plan**

**Owner:**

Benet Hill Monastery of Colorado Springs  
3190 Benet Lane, Colorado Springs, CO 80921  
719.633.0655, Ext 109  
Vincent Crowder, Property & Building Manager

**Developer:**

Benet Hill Monastery of Colorado Springs  
3190 Benet Lane, Colorado Springs, CO 80921  
719.633.0655, Ext 109  
Vincent Crowder, Property & Building Manager

**Applicant / Consultant:**

M.V.E., Inc.,  
1903 Lelaray Street, Suite 200, Colorado Springs, CO  
719.635.5736  
Charles C. Crum, P.E.

**Tracts and Common Facilities:**

Permanent Ownership, Operation and Maintenance

Sanctuary of Peace Homeowners Association, Inc.  
3190 Benet Lane, Colorado Springs, CO 80921  
719.633.0655, Ext 109  
Vincent Crowder, Representative

Water System Regulation

El Paso County  
Planning and Community Development  
2880 International Circle, suite 110  
Colorado Springs, CO 80910  
719.520.6300

and

Colorado Department of Public Health and Environment  
4300 Cherry Creek Drive South  
WQCD-B2  
Denver, CO 80246  
303.692.3500

*Engineers • Surveyors  
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736  
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## REQUEST DESCRIPTIONS AND JUSTIFICATIONS:

- Waiver Requests
  - 8.4.4.C Public Roads Required  
Requesting Private Roads.
  - 8.4.4.E Private Road Standards - (Private Road Allowances (use limited, requires waiver, designed to meet County standards)  
Requesting modifications to road standards.
  - 8.4.8.C.2 Wastewater Disposal - Two OWTS Sites Required for All Lot or Parcels  
Requesting one location with completed final engineered design.

Waiver Justifications: The applicants wish to maintain the private character of the neighborhood keeping the roads within the new and existing neighborhood private. Narrower design widths can promote improved pedestrian and non-motorized use of the roads. The extension of a public road into the proposed development is inconsistent with the character of the area which includes monastery, religious housing/retreat facility, and private residences. Per the traffic study submitted with the request, the private road is adequate to meet the internal access and circulation needs of the development. Fully engineered OWTS designs with soil testing have been completed and submitted to El Paso County Planning & Community Development and El Paso County Health Department as a part of this application and are shown on the PUD plan. Since the type, location, and design if the each OWTS is determined, there is no need to indicate additional alternate locations.

- Design Modifications (Addressed separately in Approval Criteria relating to wastewater provision and OWTS suitability)

1. 8.4.3.B.2.f Lots using OWTS requires the following:

(i) Lots Designed to Use an OWTS. Lots which will utilize an OWTS shall have a minimum area of 2.5 acres.

(ii) Minimum Buildable Area for Lots Using an OWTS. A minimum of 1 acre of buildable area is required for lots proposed to utilize an OWTS.

The development has been designed to limit the number of bedrooms that could be served on the four separate OWTS on 49.58 acres. The systems were designed for this purpose in coordination with State and County Health Department staff and under the guidance of the State Water Quality Site Application Policy 6. The systems can serve up to 40 bedrooms. The plan proposes 14 one-bedroom, 12 two-bedroom single-story residences, and a private Sanctuary Club House having 4 bedrooms classified as transient use and equaling 2 bedrooms of the 40 bedroom maximum count. The development area has been clustered with consideration given to siting the residences and OWTS systems to avoid impacts to adjacent properties. CDPHE and EPC Health Department have been contacted and are included in the submittal and review of this application with no formal objection to date.

2. 8.4.4.C Public Roads Required (divisions of land served by public roads).

Requesting Private Roads.

3. 8.4.4.E Private Road Allowances (use limited, requires waiver, designed to meet County standards)

4. 8.4.8.C.2 Wastewater Disposal - (Two OWTS Sites Required for All Lot or Parcels).

5. ECM (Engineering Criteria Manual) 2.3.1 Design Speed

6. ECM (Engineering Criteria Manual) 2.3.1 Right Of Way Width

7. ECM (Engineering Criteria Manual) 2.3.1 Minimum Curve Radius

8. ECM (Engineering Criteria Manual) 2.3.1 Minimum Lane Width

9. ECM (Engineering Criteria Manual) 2.5.2.B.3 Sidewalks required on both sides of roadway

10. ECM (Engineering Criteria Manual) 2.5.2.B.6 Sidewalks required to be 5" thick concrete

Modification Justifications: The property has frontage on State Highway 83; however, State access restrictions require access to the highway be taken from the existing private Benet Lane. Benet Lane currently provides access to the subject property, Benet Hill Monastery, and four (4) private residences depicted on the plan documents. CDOT has issued a new Access Permit for the existing Benet Lane access in consideration of the Sanctuary of Peace.

The applicants wish to maintain the private character of the neighborhood keeping the roads within the new and existing neighborhood private. Narrower design widths can promote improved pedestrian and non-motorized use of the roads. Parking is not allowed on the narrow road. Therefore, 22 off-street non-enclosed guest parking spots are provided with 4 of them being located at the Private Sanctuary Clubhouse. The mail kiosk also has a paved vehicle pullover area. The extension of a private road into the proposed development is in consistent with the character of the area which includes monastery, religious housing/retreat facility, and private residences. Per the traffic study submitted with the request, the private road is adequate to meet the internal access and circulation needs of the development. The natural terrain, which is intended to be preserved, is not amenable to sidewalks on both sides of the roadway. Instead, an asphalt sidewalk, integrated with the asphalt roadway, will be provided on one side of the road and additional gravel trails will be installed to enhance site pedestrian circulation as well as use and enjoyment of the integrated open space amenities.

#### PUD MODIFICATION REQUESTS

Proposed modifications to the zoning and subdivision regulations are warranted in exchange for the energy efficient and sustainable site development standards incorporated by reference, notation, and illustration in the accompanying development plan and/or guide.

#### Approval of PUD Modifications

“For approval of a modification of a general development standard in the LDC or criteria 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:” (LDC 4.2.6.F.2.h Modification of LDC or ECM Standard)

- 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

The plan preserves the natural features of the 44.42 acres of open space (89.60% of the PUD area). The proposed 6-car garages to be contained on the private Sanctuary Club House lot (Lot 1) are planned to house community cars for use in a ride sharing amenity to residents of the development. It is the position of the applicant that the proposed development meets the spirit and intent of each of the modification trade-off criteria.

The sidewalk adjacent to the private roadway and additional trails throughout the site are planned and shown on the PUD plan connect the gazebo area, private Sanctuary Club House area, the mail kiosk, and trash enclosure area. The trails are also planned to extend into the open space that encircles the housing area to promote use of the open space and widen the appeal of the trail system on the site. The trails are to be constructed by the the developer during the home building period and will be owned and maintained by the Homeowners Association.

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