



September 12, 2019

**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.

**Permanent Ownership and Maintenance of Common Facilities and Open Space Tracts:**

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

**REQUEST DESCRIPTIONS AND JUSTIFICATIONS:**

- Waiver Requests
  - 8.4.4.C Public Roads Required
  - 8.4.4.D Dead End Road Standards
  - 8.4.4.E Private Road Standards

All of these are PUD Modifications (all 5 sheets) list the modifications on the face of the plan- be very brief....

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.

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

1. 8.4.3.C.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).

3. 8.4.4.D Dead End Standards (continuation of facilities, no more than 25 lots on non through street)

4. 8.4.4.E Private Road Allowances (use limited, requires waiver, designed to meet County standards)

lots have no physical access- no frontage shown on the PUDSP plan...Staff can not support lots with no physical access to a private road.

Perhaps you need a detail of a typical unit on the PUDSP

5. ECM (Engineering Criteria Manual) 2.3.8.A Cul-de-Sacs
6. ECM (Engineering Criteria Manual) 2.3.1 Design Speed
7. ECM (Engineering Criteria Manual) 2.3.1 Right Of Way Width
8. ECM (Engineering Criteria Manual) 2.3.1 Minimum Curve Radius
9. ECM (Engineering Criteria Manual) 2.3.1 Minimum Lane Width

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.

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 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.

#### 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;

You have not demonstrated any of these on the PUD plan. Where are the sidewalks, trails, etc?

PUD Modification Request

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- 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 44.72 acres of open space (90.20% 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.

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**DONALD WESCOTT FIRE PROTECTION DISTRICT**

15415 Gleneagle Drive Colorado Springs, CO 80918

Ph: 719-488-8680 Fx: 719-488-3414

To: Whom it may concern  
From: Chief Vinny Burns  
Donald Wescott Fire Protection District  
Date: August 20, 2019  
Re: Sanctuary of Peace P.U.D.

This is a letter of commitment for fire protection by Donald Wescott Fire Protection District for the property located at 15760 Hwy. 83, for the development known as The Sanctuary of Peace Residential Community.

The Donald Wescott Fire Protection District is an ISO protection class 3 department that has two full time staffed fire stations, the closest of which is located at 15505 Hwy. 83.

The district understands that the applicant has proposed modifications to PUD criteria and waivers to the El Paso County Land Development Code. The applicant has proposed 20 ft wide private paved roadways in a 24 ft wide roadway tract. The applicant proposes more than 25 lots on a dead-end road and a dead-end road in excess of 1,600 feet. The applicant also proposes an unpaved 12 ft. wide to 16 ft. wide emergency-only access road from Benet Lane to Fools Gold Lane in an emergency access easement. The emergency access road will be gated and secured in a manner acceptable to the district. The district finds the proposed modifications and waivers to be acceptable.

The Sanctuary of Peace development will be required to provide an on-site 15,000 gallon fire cistern along with a fire turnout to allow the usage of the cistern while not impeding traffic on the roadway. Residential construction will be reviewed by the district and shall comply with district requirements.

If you have any questions or need further information, please feel free to contact me.

Thank you,

A handwritten signature in black ink, appearing to read 'V. P. Burns', with a long, sweeping underline.

Vincent P. Burns  
Fire Chief

# PUD Modifications V\_2 redlines.pdf Markup Summary 10-16-2019

dsdparsons (7)



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You have not demonstrated any of these on the PUD plan. Where are the sidewalks , trails, etc?

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All of these are PUD Modifications (all 5 sheets) list the modifications on the face of the plan- be very brief....



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3.8.A Cui-de-Sacs  
3.1 Design Speed

Perhaps you need a detail of a typical unit on the PUDSP

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