



January 8, 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.

REQUEST DESCRIPTIONS AND JUSTIFICATIONS:

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

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.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
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- Design Modifications - 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 Community 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.
 2. 8.4.4. Transportation System Considerations and Standards
 3. 8.4.4.C Public Roads Required (divisions of land served by public roads).
 4. 8.4.4.D Dead End Standards (continuation of facilities, no more than 25 lots on non through street)
 5. 8.4.4.E Private Road Allowances (use limited, requires waiver, designed to meet County standards)

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.

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)

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- 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 45.88 acres of open space (92.55% of the PUD area). The Community Center garages 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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