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El Paso County Planning - Development Review
2880 International Cr. Suite 110
Colorado Springs, Colorado 80910

RE: Request for Landscape Alternative Compliance - Development Plan for
Meisman Property, 21255 Calle Pacifico Point

To: Reviewing Planner

This final landscape plan is for the construction of a 3200 sf single family residence as well as a 4000 sf accessory building and outdoor storage area to be used as part of the trucking business in an RR-5 zone on a site consisting of 38.86 acres. The parcel number is 5735000001

The project will disturb approximately 3.5 acres (less than 10%) of the property. The accessory building and storage yard are located on the south edge of the property which is over 400' from the nearest road (Calle Bernardo).

The property is located in an extremely dry, high desert environment that is vegetated by native plants including cactus, yucca and prairie grasses. There are no trees on the property and very few growing within the neighborhood due to the lack of water available for irrigation. The topography of the site slopes from west to east and includes a 48 foot high ridge that blocks the view of the property from the west/southwest. The nearest residence is located 800 feet from and 25 feet below the proposed accessory building.

Water to the property will be supplied by a well from a water share in the Wigwam Mutual Water Company for residential purposes only. It cannot be used for irrigation. All proposed plants will include the use of polymer gel to retain available moisture that will be released to help sustain the plants during dry periods.

For the reasons stated below, we request alternative compliance from the following requirements:

Request #1

Code Section: 6.2.2(B) Roadway Landscaping Requirements

Requirement 1: 25 feet of depth adjacent to an Expressway, Principal Arterial (Interstate 25) and 1 tree per 20 feet of linear foot of frontage

Proposal: 1) Delete the 75 required trees along the east property line.

Justification: There will be no property disturbed within 1000 feet of the highway. The accessory building will not have an adverse impact on the view from the highway.

Requirement 2: 10 feet of depth adjacent to a non-arterial road (Calle Pacifico Point, Calle Bernardo, Avenida Hermosa View) and 1 tree per 30 feet linear foot of frontage.

Proposal: Enhance the streetscape along the frontage of the roads with 6 drought resistant shade trees along Calle Pacifico Point, 6 drought resistant evergreens at the service drive entrance to be located off of Avenida Hermosa View and 4 evergreen trees adjacent to Calle Bernardo. Xeriscape shrubs will be planted at the entry road intersections on Calle Pacifico View and Avenida Hermosa View.

Justification: The lack of water available for irrigation drastically limits the amount of trees that can be planted. Setback trees will be planted along the area impacted by construction near Calle Pacifico Point. The frontage along the eastern portion of the property will remain undisturbed. The driveway entrances will be landscaped to reduce the impact of the new roads. The upright junipers and pinion pines will also screen views of the accessory building and storage area from the streets.

Request #2

Code Section: 6.2.2 (D)(2) Required Buffer and Screen Areas

Requirement: (a)(i) A buffer is required along the lot, parcel or tract line on the non-residential use property between the non-residential use and a residential zoning district.

(b) The required buffer shall be a minimum of 15' deep. The minimum number of trees in the buffer shall be one tree for every 25 feet of common lot, parcel or tract line...

Proposal: Delete the required 21 trees along the southwest property line adjacent to Villa Casitas Filing No. 1.

Justification: In lieu of the lack of water available for irrigation which makes planting survival problematic, there is a 48 foot ridge directly west of the proposed accessory building. Additionally, a 6 foot high fence will be built along the periphery of the storage yard to shield the view from the adjacent property. This will screen the new building and storage area from the residential use to the west (Villa Casitas)

Request #3

Code Section: 6.2.2 (E) Internal Landscaping

Requirement: (2)(b) A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

Proposal: Delete the requirement for 1 tree per 500 square feet. Shrubs will be located near the vehicular entrances and pinion pines will be planted at the northeast corner of the accessory building site as well as along the north side of the proposed storage yard to screen the area from adjacent properties and provide visual relief from the 6'-0" high fence.

Justification: Since only 3.5 acres of the 38.86 acres will be impacted by development much of the existing plant material will remain undisturbed. The areas that will be graded will be reseeded with a drought tolerant seed mix that will further limit the impacted area. 6 evergreen trees will be planted at the corners of the storage yard and the accessory building site to limit view of the yard from the adjacent property.

Sincerely,

James W. Rees, RLA