

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 10, 2019

COLA LLC
7910 Gateway Blvd East #102
El Paso, TX 79915

RE: Trails at Aspen Ridge - (PUDSP-19-001)

This is to inform you that the above-reference request for approval of a map amendment (rezoning) 117.98 acres from RS-5000 (Residential Suburban) CAD-O (Commercial Airport Overlay) to PUD (Planned Unit Development) CAD-O (Commercial Airport Overlay) pursuant to a site specific PUD development plan to allow for the development of 605 single-family residential lots, rights-of-way, drainage, open space, and utility tracts was heard and a recommendation for approval made at the December 10, 2019 hearing. The Board of County Commissioners previously approved the Springs East at Waterview preliminary plan on February 12, 2019 which allowed the creation of 713 residential lots and 8 commercial lots. After the approval of the preliminary plan, the land was sold to COLA LLC. The applicants wish to revise the configuration that was originally approved in an effort to provide a variety of housing types within the residential PUDSP area. The property is located east of Powers Boulevard and south of Bradley Road and is within Section 9, Township 15 South, Range 65 West of the 6th P.M. The property is not located within a small area plan. (Parcel No. 55000-00-412)

This approval is subject to the following:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

**MODIFICATION OF EXISTING LAND DEVELOPMENT CODE (LDC) OR
ENGINEERING CRITERIA MANUAL (ECM) STANDARD:**

For approval of a modification of a general development standard in the LDC 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:

- 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 guide.

The applicant requests the following modification(s) of the LDC:

1. The applicant is requesting a PUD modification to Sections 8.4.4.A-D to allow private roads and that they are proposed not to be built to public road standards. See the ECM Modifications below for those aspects of the roadway which will not be built to County standards.

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/Preliminary Plan, adequate lot accessibility can be provided via the proposed private roadway. The applicant has depicted a sidewalk design and layout that accommodates pedestrian movement throughout the Proposed PUD/Preliminary plan and allows for connections to the adjacent existing sidewalks.

The applicants are requesting the following modification(s) of the ECM:

1. The applicant requests a PUD modification of section 2.2.4.B.4 to permit meandering sidewalk with varying width (5 feet minimum width to 24.5 feet maximum width) for the landscape buffer from the back of curb along Legacy Hill Drive to allow a varied landscape design along the road.

Section 2.2.4.B.4 shows a constant 8 foot landscape buffer strip between the back of curb and sidewalk.

ECM Administrator Recommendation:

Recommend approval of the modification request. Per the PUD/Preliminary Plan, adequate pedestrian access is maintained. Maintenance of the landscape buffer as well as the landscaping along any public sidewalk shall be the responsibility of Waterview II Metropolitan District.

2. The applicant requests a PUD modification of section 2.2.5.E to allow local roadway intersection spacing less than 175 feet for the smaller lot where the private alleys intersect the local roads. Due to the specific product concept for the small lots the intersection spacing cannot be met.

Section 2.2.5.E of the ECM states: "Roads shall not intersect urban local roadways closer than 175 feet from each other (centerline to centerline)..."

ECM Administrator Recommendation:

Recommend approval of the modification request. The applicant shall maintain all other applicable criteria, standards, and regulations for intersection design.

3. The applicant requests a PUD modification of Section 2.5.2.C.4 of the ECM to omit midblock pedestrian crossings along Blue Miner Street, Lazy Ridge Drive, and Wagon Hammer Drive.

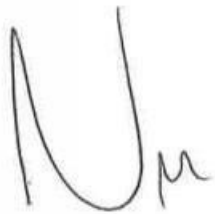
Section 2.5.2.C.4 of the ECM states:

“Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacing that minimize travel distances between access ramps. Private accesses may be used for these access points where the access is designed to meet access ramp requirements.”

This represents the Planning and Community Development Department’s understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Nina', with a stylized flourish at the end.

Nina Ruiz, Planner III
File No. PUDSP-19-001