

PUBLIC NOTICE



WOODLAND PARK PLANNING COMMISSION REGULAR MEETING & WORK SESSION AGENDA 7:00 PM – JULY 23, 2020 CITY HALL COUNCIL CHAMBERS (220 W. SOUTH AVENUE) & VIA ZOOM (through address on City website)

- 1. ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE MINUTES – April 23, 2020**
- 4. PUBLIC HEARINGS**
 - A. SUB2020-02 & SPR 2020-03:** Request for a Preliminary Plat and Site Plan Review from Brecken Hills, LLC (Mark McNab) and Quaking Aspens, LLC (Gary Edmonds) to develop a 32-unit multi-family project (16 duplexes) including public and private open space, and a public right of way located at 19569 E. US Highway 24 (13.09 acre tract in the Northeast Quarter of the Southwest Quarter of Section 30, T12S-R68-W6thPM) in the Multi-Family Residential Suburban (MFS) and Community Commercial (CC) zone district.
- 5. REPORTS**
- 6. ADJOURN REGULAR MEETING**
- 7. WORK SESSION**
 - A.** Discussion of single-family uses in multi-family zones.

Due to COVID-19, this meeting will be held electronically via Zoom and with a limited number of attendees in Council Chambers. To join the Zoom meeting, click on the meeting link on the front page of the City website. Public input is very important to the Planning Commission. Comments are encouraged in writing in advance of the meeting and may be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to sriley@city-woodlandpark.org.

**WOODLAND PARK PLANNING COMMISSION
WOODLAND PARK CITY HALL COUNCIL CHAMBERS
VIRTUAL MEETING VIA ZOOM AND
IN-PERSON AT 220 W. SOUTH AVENUE, WOODLAND PARK, CO
MEETING MINUTES for APRIL 23, 2020 – 7:00 PM**

Due to the COVID-19 pandemic, this meeting was a hybrid in-person and virtual electronic meeting. A Zoom link for participation was posted on the front-page of the City website. Public input in the form of written comment submitted in advance of the meeting was strongly encouraged and accommodation for public comment in real time at the meeting was made.

1. ORDER AND ROLL CALL. The Chairman called the meeting to order at 7:08 p.m. Commissioners present: Chairman Jon DeVaux, Vice-Chairman Geoff Watson, Lee Brown, Ellen Carrick, Larry Larsen, Peter Scanlon, Jerry Penland, Ken Hartsfield. Commissioners absent: Vickie Good. Staff present: Planning Director Sally Riley, City Planner Lor Pellegrino, City Engineer Robyn Brown, City Attorney Jason Meyers.

2. PLEDGE OF ALLEGIANCE. All recited the Pledge of Allegiance.

3. APPROVAL OF MINUTES. The February 27, 2020 minutes were approved unanimously as presented.

4. PUBLIC HEARINGS

A. SUB 2020-01 MALLET SUBDIVISION: Consider a Final Plat by Rampart Investment Group, LLC (Property Owner) for a minor one-lot subdivision to plat 2.238 acres in the NW1/4 of the NW1/4 of Section 24, Township 12 South, Range 69 W6PM (930 W. Bowman Avenue) in the Community Commercial (CC) zone.

Commissioner Larsen requested recusal since he was previously involved with the rezoning and conditional use permit for this project. Hearing no objections, Commissioner Larsen left the meeting at 7:07 pm.

The City Planner verbally presented the case using a PowerPoint slide show. She indicated the site location, neighborhood characteristics, and details of the subdivision including an analysis of applicable City standards contained in Municipal Code (MC) §17.24, §17.40 and §17.44. Based on findings of conformance to the Subdivision and Zoning regulations, the Comprehensive Plan and other applicable plans and regulations, she recommended that the Planning Commission recommend that City Council approve the plat with conditions including the addition of a 15 foot wide utility easement along the south boundary.

Mr. Mallett (Applicant) stated that he is working on the drainage study for future development of the site.

Chairman DeVaux opened the meeting to public comment and with none forthcoming, closed the public comment portion of the meeting.

Chairman DeVaux moved, and Commissioner Carrick seconded, THAT the Planning Commission recommend that City Council approve the Mallett Subdivision final plat, based on finding conformance to the Subdivision and Zoning regulations, the Comprehensive Plan and other applicable plans and regulations, as described in the staff report and as presented at public hearing, subject to the following conditions:

1. Prior to producing the mylar, the following corrections shall be made to the plat: (a) Add a 15-foot wide utility easement along the south property line (along Bowman Avenue); (b) Plat Note 8: change “contisions” to “conditions”; and (c) City Council Certificate: Change “Neil Levy” to “Val Carr.”

Motion passed. **Yes:** Watson, Brown, Carrick, Hartsfield, Scanlon, DeVaux / **Recused:** Larsen / **No:** None.

Commissioner Larsen rejoined the meeting at 7:25 pm and Commissioner Penland joined the meeting at 7:27 pm.

B. FHDP 2020-01 DOSS FLOOD HAZARD DEVELOPMENT PERMIT: Consider a Flood Hazard Development Permit by Michael Doss (Property Owner) to construct one (1) single family residence in and adjacent to the Loy Gulch Special Flood Hazard Area on Lot 9, Park View Estates Filing 3 (1910 Valley View Drive) in the Suburban Residential (SR) zone.

The City Planner verbally presented the case using a PowerPoint slide show. She indicated the site location, neighborhood characteristics, and details of the proposed development including the location of the 500- and 100-year floodplain and floodway boundaries. She provided an analysis of the floodplain standards in

MC §20.04.010, and upon finding conformance, recommended that the Planning Commission approve the Flood Hazard Development Permit with conditions.

Dean Waters (Applicant) and David Mijares (Engineer) described the proposed development citing no impact to the floodplain.

Chairman DeVaux opened the meeting to public comment and with none forthcoming, closed the public comment portion of the meeting.

The Commissioners asked questions about the need to stake/flag the 500-year floodplain, water availability, and past flooding in the area.

Commissioner Hartsfield moved, and Commissioner Watson seconded, THAT the Planning Commission approve FHDP2020-01 Doss Flood Hazard Development Permit to construct to construct one (1) single-family residence complete with driveway improvements in and adjacent to the Loy Gulch SFHA on Lot 9, Park View Estates No. 3 (1910 Valley View Drive) in the Suburban Residential (SR) zone district as requested by Michael Henry Doss (Owner) based on the findings contained in this Staff Report and as presented at public hearings, subject to the following conditions:

1. Prior to any land disturbance, submit for approval for the entire site, complete with all applicable fees:
 - a. Evidence of the physical location (staked and flagged) of the 100-year floodplain.
 - b. A Final Building Zoning Development Permit including details of the installation/relocation of all services and utilities (e.g. cable/fiber optic lines, IREA lines, water, sewer, storm drains, etc.) complete with final landscaping; and
 - c. A Final Grading Plan with all erosion control and grading.
2. There shall be no impact to the north reach floodway in any way. No impact means no grading, landscaping, fill, deposit, deposition of debris, traverse, parking vehicles or any other change, alteration or disturbance of the existing floodway.
3. In addition to meeting all building code and City standards, road, utility services and building design, construction and installation shall in every case consider materials and methods that are resistant to, reduce exposure to, and minimize flood damage.
4. Property owners are encouraged to procure flood insurance to protect themselves, the buildings, and any possessions stored on-site in the event of a flood.
5. Prior to issue of a Certificate of Occupancy for the SFR, the engineer must submit the required post-construction Certificate of Compliance certifying that the improvements were installed and constructed in compliance with the provisions of Municipal Code Title 20 and this Flood Hazard Development Permit.

Motion passed. **Yes:** Watson, Brown, Carrick, Hartsfield, Scanlon, DeVaux, Larsen, Penland / **No:** None.

5. REPORTS

- A. Planning Director's Report: The Planning Director congratulated the Commissioners on their first hybrid in-person/Zoom meeting.

6. **ADJOURNMENT:** The meeting adjourned at approximately 8:02 pm.

7. WORK SESSION

- A. Discussion of single-family uses in multi-family zones was rescheduled to May 14, 2020.

Recorded by: _____
Lor Pellegrino, City Planner

Approved this _____ day of _____, 2020 by _____
Jon DeVaux, Chairman

City of Woodland Park

Staff Report - Planning Commission

Meeting Date: July 23, 2020

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
4.A	Planning	Lor Pellegrino, AICP City Planner

ITEM

SUB2020-02 & SPR 2020-03: Request for a Preliminary Plat and Site Plan Review from Brecken Heights, LLC (Mark McNab) and Quaking Aspens, LLC (Gary Edmonds) to develop a 32-unit multi-family residential project (16 duplexes) including public and private open space, and a public right of way located at 19569 E. US Highway 24 (13.09 acre tract in the NE4 SW4- Section 30, T12S-R68-W6th PM) in the Multi-Family Residential Suburban (MFS) and Community Commercial (CC) zone district.



BACKGROUND

This is a 13.09 acre unplatted tract of land in the northeast quarter of the southwest quarter of Section 30, Township 12 South, Range 68 West of the 6th PM located west of Sun Valley Park, north of Morning Sun Drive and east of US Hwy 24. This land was (and still is) considered a significant tract of land at the entrance or “gateway” to the City of Woodland Park. The earliest City records related to this tract indicate an outside water contract for the trailer park between the City and Galen Dodd dated May 30, 1979. This 13-acre tract was part of a larger 21 acre petition for annexation by Cary L. Carpenter which was approved in January 1985 by City Council via Ordinance 346, 1984. At the time of annexation, the 13-acre tract was zoned Mobile Home Park/Campground (MHP-CG) in Teller County, was occupied by tenants and was commonly known as “Mountain Meadows Campground and Trailer Court” or “Mountain Meadows Mobile Home Park.” Conditions of annexation (over 20 of them) included dedication “at time of platting [of] 5% of the property proposed for development or its equivalent for beneficial public use... [and] set aside an open space in perpetuity” and “bring ... the mobile home park into compliance with all City ordinances ... no later than December 31, 1989.” In 1986, City Council approved Ordinance 412, 1986 which applied Central Business (C-1) zoning to this 13-acre tract of land and in 1988, extended the deadline to 1994 for the mobile home park to be in compliance. In 1991, the septic tanks and leach fields serving the mobile home park suffered egregious failures resulting in surface flow of raw sewage and the mobile home park and use was subsequently terminated by the Economic Crime Division of the Colorado Office of the District Attorney. In 1996, with the Zoning overhaul, the tract was zoned PUD then in 2000 (Ordinance No. 840) zoned MFS and CC. To this day, the tract remains vacant, unplatted and undeveloped although it has been the subject of numerous proposals that have never come to fruition including The Village at Mountain Meadows (a 12-lot concept plan in 1995 with 3 retail buildings, 1 restaurant, 7 office buildings, and 9 four-plexes/36 townhome units), a Duncan Donuts, and Quaking Aspen Village (a 2-ac commercial concept with an 11-ac 91-unit tiny home village).

The applicant has submitted a preliminary plat for the entire 13.09 acre tract showing 185,711 SF as public park (Tract B) in the north part, 141,142 SF as future development (Tract C in the east part) and the remainder of the tract for 16 duplexes (32 residential townhome units) including 18,738 SF as private open space (Tract A), 35,325 SF as public right-of-way (Brecken Court) and 32 lots ranging from 4,609 SF to 8,623 SF.

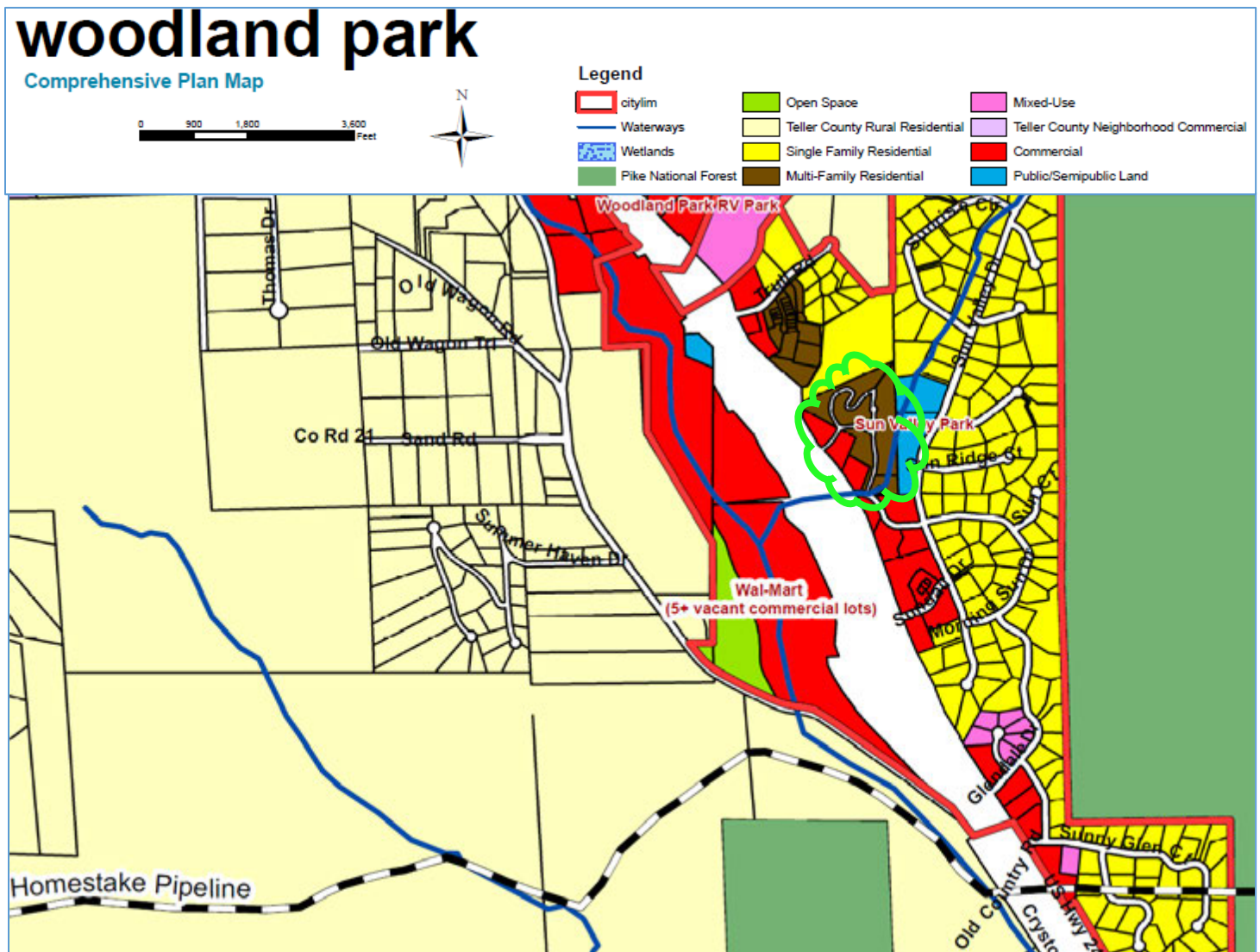
SITE & SURROUNDING CHARACTERISTICS

The tract lies within the Fountain Creek watershed basin and is characterized by native grasses and dense coniferous trees on steep terrain (4-40% grades). It slopes generally from north to south with historic sheet flows draining into existing culverts under Morning Sun Road and along Highway 24. There are no known major drainage ways on the site, no flood hazards or archeological, historic or other values. The site ranges from a high

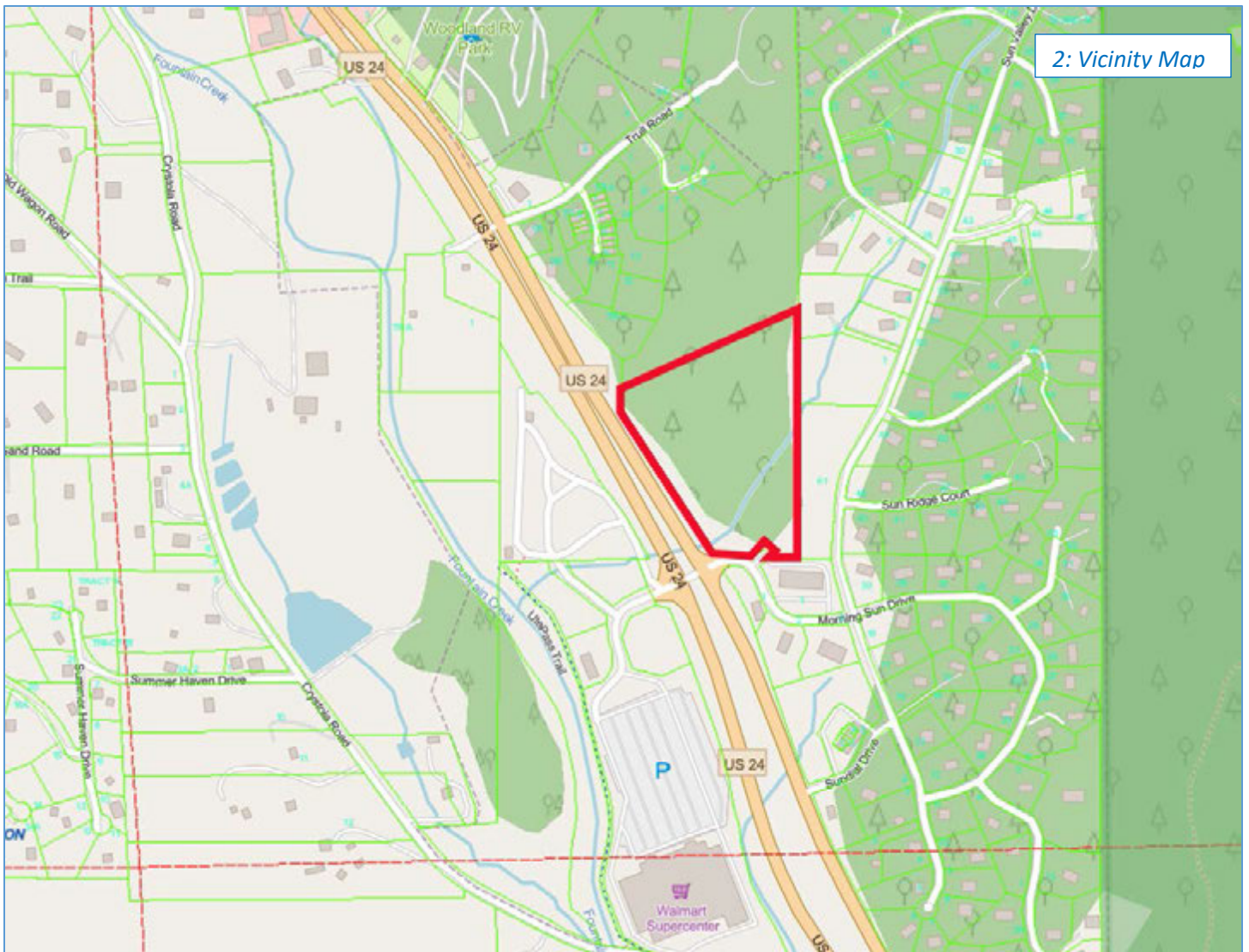
point of just over 8,334 feet at the midpoint of the north boundary and a low point of 8,210 feet at the southwest corner (124 foot drop from north to south). Access to the site is from Morning Sun Drive from the south and Highway 24 from the west. Water and sewer service can be connected to existing lines along Morning Sun Drive and Highway 24. Electrical connection is possible to the overhead lines in Sun Valley Park (parallel to the east boundary).

WOODLAND PARK 2010 COMPREHENSIVE PLAN

The 2010 Plan and Map provide guidance for new development and redevelopment with the City. The 2010 Plan honors the City's existing zoning while providing both direction and flexibility for the future development or redevelopment where it makes sense to anticipate new uses and preserve the orderly re/development. The 2010 Plan Map identifies locations for the most appropriate future land use within broad categories like residential, commercial, and open space.



The 2010 Plan Map envisioned Multi-Family Residential (brown) in the east portion of the tract and Commercial (red) in the west along Highway 24. The Multi-Family Residential category delineates areas of the City that are already zoned MFS or MFU or are within an existing PUD and planned for higher multi-family densities. The Commercial category delineates areas of the City that are already zoned commercial (NC, CBD, CC, SC, or HSC/LI) and do not have a strong potential for residential or mixed use development. Staff believes the Brecken Heights development fits with many of the Plan's vision, principles, goals, objectives and actions especially in its provision of varied, high quality and diverse housing supply. The duplex residential units plus the park dedication make enhance the City as a place to live, work and play.



The site is surrounded by the following zone districts and uses:

	USE	ZONE
North	Gator Mountain Subdivision (9.24 acre single-family unplatted lot), Elk Grove Townhomes, and other single-family vacant or built residential properties.	SR, MFS, CC
East	Sun Valley Park (6.22 acres), Sun Valley Drive, Morning Sun Solar Subdivision, Pike National Forest, Avenger Mine, El Paso County	P/SPL, SR
South	Morning Sun Drive public ROW, Morning Sun Business Park (vacant and built commercial properties)	NC
West	US Hwy 24, Woodland Village Mobile Home Park, Wal-Mart (vacant and built commercial properties), Fountain Creek, Teller County	SC, PUD

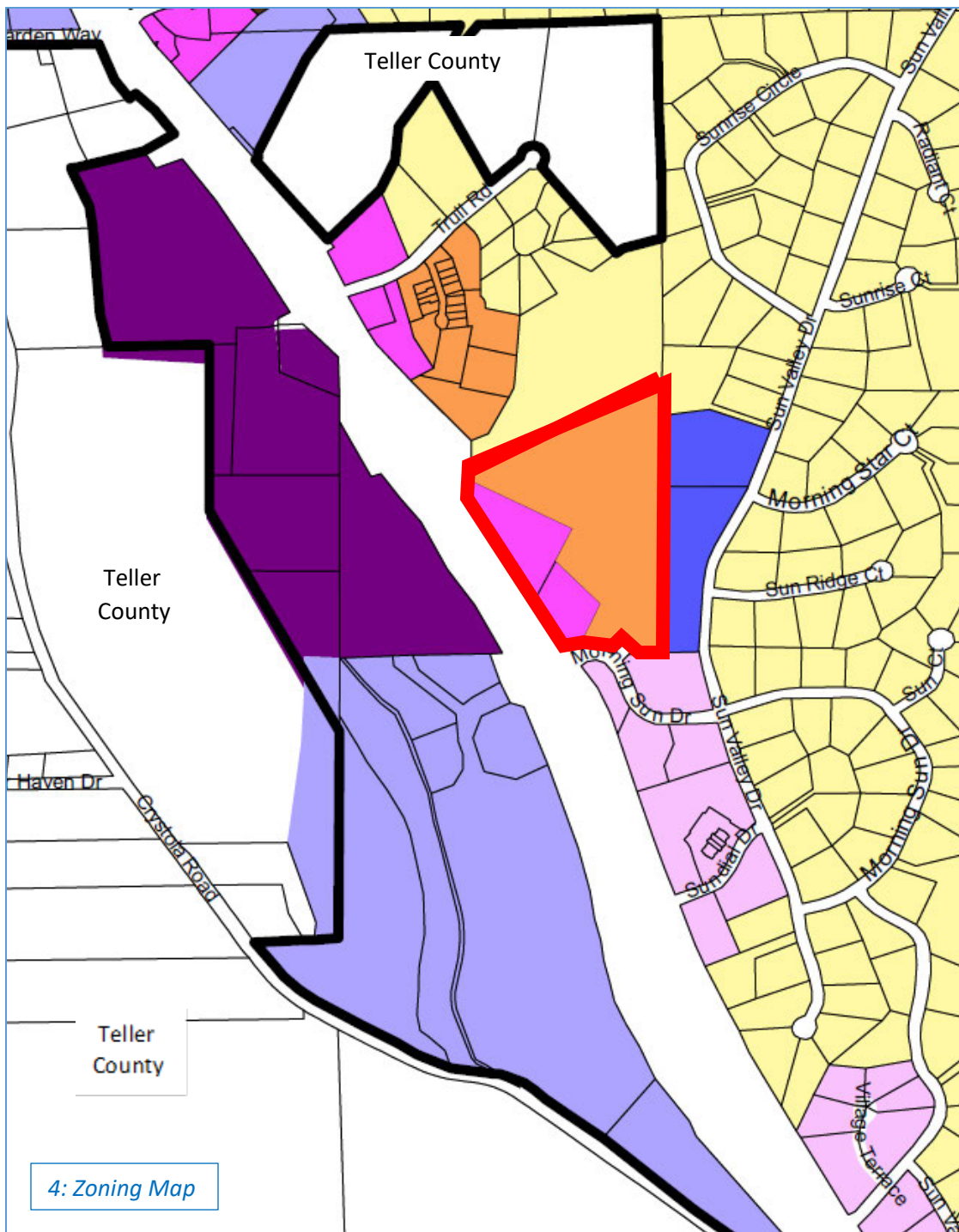


ZONING

This 13-ac tract contains dual zoning: the 3.26-acre Community Commercial zone (CC – hot pink on the zoning map) adjacent to US Hwy 24, and the 9.83-acre Multi-Family Residential-Suburban zone (MFS – orange) west of Sun Valley Park and north of Morning Sun Drive. The existing MFS/CC dual zoning was approved on March 2, 2000 with the intent to “develop a mixed use, multi-family project, with duplexes placed in the internal section, single-family units adjacent to Sun Valley Park and Commercial development within a few acres along the Highway ... [to] create a land transition from commercial uses along Highway 24 to single family residential next to Sun Valley Park.” The previous zoning (Planned Unit Development or PUD) was established in 1996 when the City’s zoning regulations were overhauled. No final development plan was ever approved with the 1996 PU although a concept plan showed single family adjacent to Sun Valley Park, duplexes within the interior and commercial adjacent to US Hwy 24.

The CC zone (Municipal Code or *MC Chapter 18.21*) allows for a myriad of retail, office and business uses. The 3.26-acre CC zone is shown on the preliminary plat as “future development” (Tract C) and includes a 10 foot wide public trail easement, a drainage easement (including a detention pond complete with 5-foot wide gravel trail), the existing CDOT-approved access from Highway 24, and a sidewalk joining Brecken Court with the Hwy 24 trail marked as “future development”.

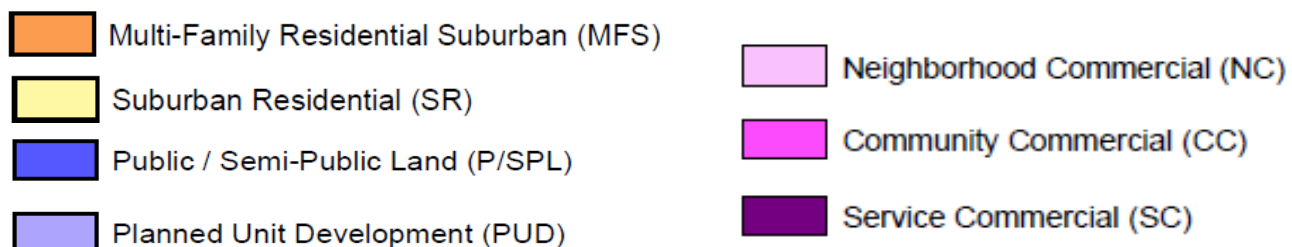
The MFS zone (*MC Chapter 18.14*) is intended to accommodate attached residential dwelling units (DUs) with density levels from 2-8 DU/acre. The 9.83 acre MFS tract is allowed up to 78 DUs, however, the proposal is for only 32 DUs resulting in a density of 3.26 DU/ac. Per *MC §18.09.090 Table of Permitted Uses*, single-family residential units, two-family residential units, 3-4 attached residential units, and 5 or more attached residential units are all permitted uses in the MFS zone.



Other characteristics of the MFS zone include a maximum height of 30 feet for main buildings (20 feet for accessory buildings); 25 foot front and rear setbacks for main buildings (4 feet rear for accessory buildings); 8 foot side setbacks for main buildings (4 feet for accessory buildings); a minimum 40 foot lot frontage; and 1.5 – 2.5 parking spaces per unit depending on the number of bedrooms.

The proposal generally complies with all of the MFS zone requirements except for the 40 foot lot frontage. Lot frontage requirements may be waived with the approval of this preliminary plat.

Zoning requirements are typically reviewed in greater detail with the construction Zoning and Building Permits.



CODE COMPLIANCE – TITLE 17 SUBDIVISIONS

This Preliminary Plat application was reviewed under *MC Chapter 17.20 Preliminary Plat* of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Preliminary Plat application followed by a staff analysis. A full copy of the Preliminary Plat is attached as Attachment A to this Staff Report.

Chapter 17.20 Preliminary Plat. *MC §17.08.260* defines a preliminary plat as a “map of a proposed subdivision and specified supporting materials, drawn and submitted in accordance with these [Subdivision] regulations, to permit the evaluation of the proposal prior to detailed engineering and design.” Chapter 17.20 contains specifications relating to the form and content of a Preliminary Plat.

§17.20.010 Preparation process.

Complies. The Preliminary Plat concept was discussed during numerous pre-application conferences with the applicant, the applicant’s engineer and City Staff and it was determined that the preliminary concept of streets and lots was feasible. The Applicant submitted, and the City accepted, a complete Preliminary Plat application on June 23, 2020. The application, preliminary plat and supplemental materials (including the Site Plan) were distributed to appropriate agencies for their review and comments are attached to this Staff Report as Attachment B. The Planning Commission review and public hearing was scheduled for July 23, 2020 and City Council review and public hearing for August 20, 2020.

§17.20.020 – 050. These sections provide details about the preliminary plat hearing process including hearing notices, approval/denial of a preliminary plat, a field trip, and City Council review.

§17.20.060 Design and drawing.

Complies. The Preliminary Plat presents a true representation of the subdivision as the applicant intends to record it. The preliminary plat is drawn at a scale of 1” = 40’ and includes, for context, a site plan conceptualizing a feasible utility layout, grading, and public and private improvements (eg. roads, sidewalks, open space, etc.).



§17.20.070 – 80 Information & Supplemental Material.

Complies. This section is list of information required to be contained on the Preliminary Plat and required to be submitted as supplemental information with the application.

This preliminary plat is prepared by Colorado Registered Professional Engineer Mike Bramlett (#32314) of J.R. Engineering with offices in Colorado Springs and Fort Collins. All criteria from these sections is shown on the preliminary plat or has been submitted as supplemental information (including the Site Plan). The proposal shows approximately 185,711 SF of public open space (Tract B) which is proposed to be dedicated to the City, 35,325 SF of public ROW (Brecken Court) which is proposed to be dedicated to the City, 18,738 SF of private open space (Tract A), and 141,142 SF of land earmarked for future development (the CC zoned portion), and the remainder as private residential development (32 townhome lots ranging in size from 4,609 SF to 8,623 SF).

The preliminary plat as proposed does require variances from the following subdivision regulations: (1) a 10' variance of §17.40.140 which requires a 50' minimum width for local road right-of-ways (ROW) with curb and gutter ROW and (2) a variance of §17.40.220 to reduce the required lot frontage from 40 feet for Lot 1B, 2A, 10B, 11A&B, 12-14A&B. The proposal shows a 40' wide ROW with a 10 foot wide public utility easement on both sides resulting in an adequate 60 foot wide area of land for roads and utilities. Further the applicant shows available and adequate access to each lot even though the frontage may be less than 40 feet (Lot 1B, 2A, 10B, 11A&B) or the access is from a private drive easement (Lots 12-14). Staff does not object to either of these variances as access and utilities are available to each lot.

Corrections, waivers, variances or changes to the preliminary plat are listed in the recommendation at the end of this Staff Report.

§17.20.090 Approval-Extension. This section states that a preliminary plat approval is valid for twenty-four months with possible one-year extensions if approved by the Planning Commission.

§17.20.100 Conformance to existing zoning and subdivision regulations.

Complies. All final plats (submitted as one filing or multiple filings) are compared to approved Preliminary Plats to ensure substantial conformance. This preliminary plat demonstrates the feasibility of conforming to existing zoning and subdivision regulations. Zoning limitations such as setbacks, heights and parking requirements are once again evaluated for compliance upon review of the construction drawings for each single family dwelling unit.

Chapter 17.40. Design Standards. The design standards contain specifications for a reasonable layout and design of lots, blocks, streets, sidewalks, easements or alleys to ensure an efficient, orderly, well planned subdivision ready for future construction. Relevant and applicable standards are listed below.

§17.40.010 - Purpose.

Complies. The proposed 32-residential lot subdivision is within a MFS zone which allows from two to eight dwelling units per acre. The 9.83 acre MFS tract is allowed up to 78 DUs, however, the proposal is for only 32 DUs resulting in a density of 3.26 DU/ac. Two-family residential units (duplexes) are an outright permitted use in the MFS zone. The layout and design of the subdivision is compatible and harmonizes with the surrounding neighborhood, provides a desirable setting for buildings, make use of natural contours, protect views, affords privacy and does not create conflicts with abutting residential, public or commercial land uses.

§17.40.020 - Site consideration.

Complies. All land in this tract is suitable for the subdivision, as proposed. Lots, building envelopes, roadways, driveways and utilities are arranged on the most developable portion of the site and provide adequate spacing and separation of the homes. It is feasible to construct homes on each lot and meet the maximum 17% driveway slope. Water, sewer, electricity, and natural gas can all be installed. Construction drawings with full engineering details for grading, utilities, drainage and access will be submitted, reviewed

and approved by the City Engineer in collaboration with the Fire District, IREA, Black Hills Energy, Century Link and service agencies.

§17.40.040 – 170 Streets, alleys and easements.

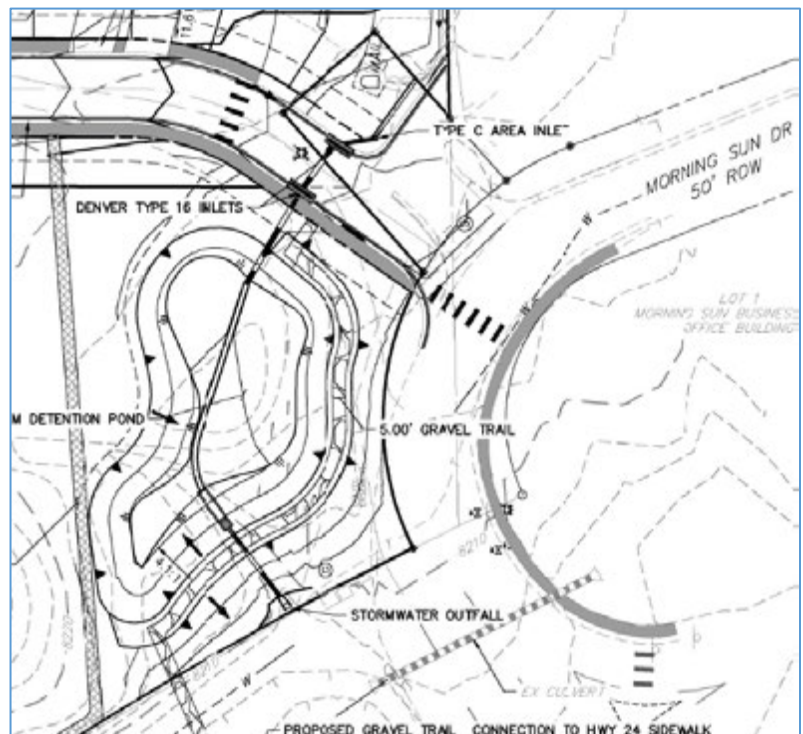
Complies. Brecken Heights is proposed as a public local street serving only the residential development and proposed to be dedicated to the City with the first final plat and maintained by the City after construction. A minimum 24-foot wide surface plus 5 foot wide sidewalk on both sides is proposed within a 40 foot wide ROW which terminates in a 100 foot diameter cul de sac. 10 foot wide easements are added to both sides of the ROW for utilities. The private drive providing access to Lots 12-14 (6 units) is proposed at 20 feet wide and will be maintained by the Homeowner's Association. Access to all lots as proposed is adequate subject to granting of the variances requested for ROW width and frontage. Access is designed to facilitate safe and efficient vehicular and pedestrian movement consistent with and considering local travel patterns and needs, the Transportation chapter of the 2010 Comprehensive Plan and the Parks, Trails and Open space Master Plan. Brecken Heights and the private driveway are designed to conform to topography, discourage through traffic, permit efficient drainage and utility systems, and reach as many building sites as possible while minimizing the number of streets necessary to provide convenient and safe access to property.

This tract has 301.43 feet fronting Morning Sun Drive and 917.96 feet fronting Highway 24. No improvements are necessary to Morning Sun Drive to accommodate the residential subdivision and the Brecken Heights intersection integrates well with existing roads and the neighborhood. Tract C will be accessed from Highway 24 which contains a CDOT-approved access. Improvements to Highway 24 (if necessary) and the Hwy 24 access will be assessed with the future development.

The Preliminary Plat shows 10 foot wide easements along the ROW, a 10 foot wide trail easement (with 8 foot wide gravel surface) connecting Sun Valley Park with the Hwy 24 sidewalk trail, 15 foot wide easements in all front yards and various widths for perimeter utility and drainage easements, all in conformance with IREA requirements.

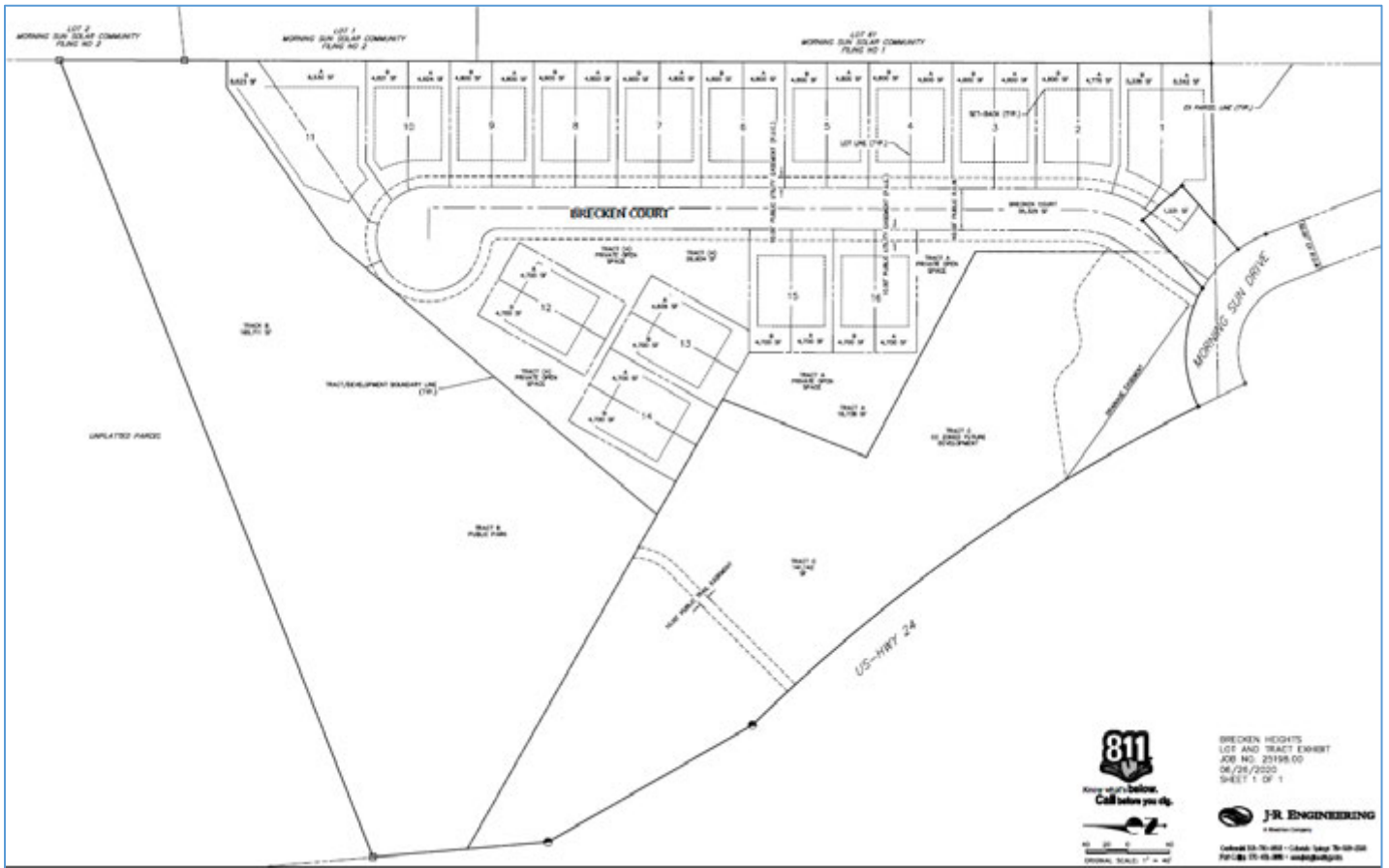
§17.40.180 - Drainage.

Complies. The applicant has submitted a preliminary drainage report for the proposed development that demonstrates a feasible urban drainage system utilizing on-site detention and off-site surface flows discharging to an existing roadside ditch along Highway 24. A final drainage report for review by the City Engineer will be required with the infrastructure Zoning Development Permit prior to installation of any infrastructure. The detention pond is proposed within an easement and is to be inspected, maintained, and repaired by the Homeowner's Association.



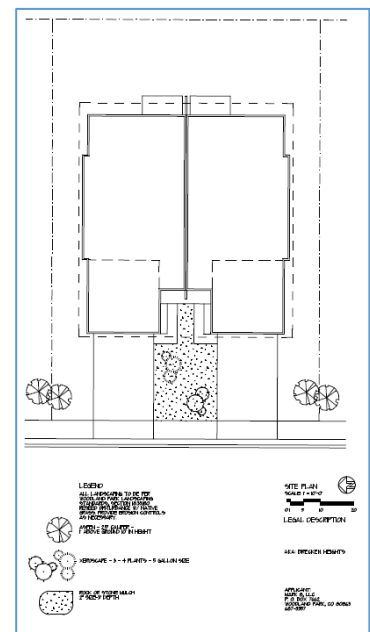
§17.40.190-240 – Blocks and Lots.

Complies. All lots are reasonably arranged and buildable with adequate provision made for vehicular access from an approved street (Brecken Heights or the private drive) and a viable building envelope. The preliminary plat demonstrates no foreseeable difficulties in securing a zoning and building permit for each residential unit. A variance of the required 40 foot lot frontage is necessary with this preliminary plat.



§17.40.250 – Land Use Intensity Ratios.

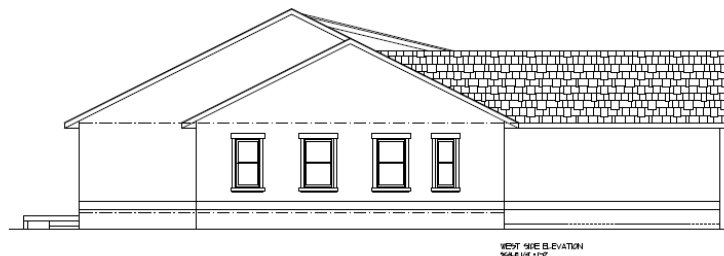
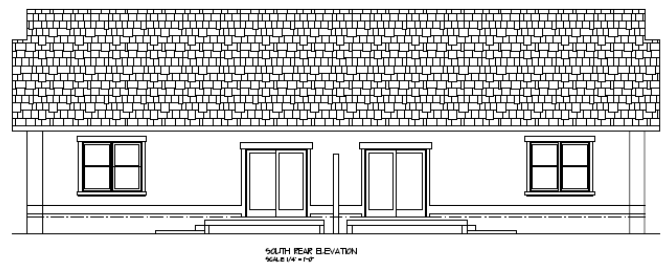
Complies. Lot coverage is checked with the Zoning Development and Building Permits. Maximum lot coverage (that area of the lot covered by a building) in this subdivision ranges from 30 to 50% depending on the size of the lot (smaller lots allow for bigger buildings). There is no foreseeable difficulty in complying with the maximum lot cover with residential units proposed at approximately 2,030 SF on lots ranging from 4,609 SF to 8,623 SF.



CODE COMPLIANCE – CHAPTER 18.34.053 PERMITTED USE SITE PLAN

Duplex residential units are an outright permitted use in the MFS zone district. The Brecken Heights permitted use site plan, at the request of the applicant for context and to reduce redundancy, is being referred through the public hearing process concurrent with the preliminary plat public hearing process. The site plan and drawings as submitted contain all of the necessary criteria and information (per MC §18.34.060) to assure compliance with *MC §18.34.070 Standards for Site Plan Review*. Staff finds that the proposed development:

- A. Conforms to the applicable provisions, objectives and policies of all city plans (specifically the 2010 Comprehensive Plan and the Parks, Trails and Open Space Master Plan).
- B. Conforms to the applicable provisions, standards and requirements of all applicable city regulations (specifically MC Title 18 Zoning and MC Title 17 Subdivision).
- C. Is designed (and will be constructed and maintained) to adequately accommodate the traffic generated and not unduly increase congestion or traffic on the site and in the vicinity of the site given 295 average daily trips per day to and from the site with 12 trips at the peak hour.
- D. Is designed (and will be constructed and maintained) with appropriate regard to topography, surface drainage, and soil potentials. There are no natural or manmade hazards, streams or environmentally significant features identified on the site.
- E. Is designed (and will be constructed and maintained), as evidenced by the utility and drainage plans, with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage.
- F. Is designed (and will be constructed and maintained) to not duly increase the public danger of fire, explosion, and other safety hazards upon the public, and persons residing or working on the site and vicinity.
- G. Is designed (and will be constructed and maintained), as evidenced by the architectural drawings, to not unduly diminish or impair but to be compatible with the use and enjoyment of vicinity property.



REFERRAL

This application was referred to various City departments and external agencies and service providers (including but not limited to IREA, NETCFPD, Black Hills, CDOT, Century Link, TDS Telecom). Comments received have been incorporated into the conditions of approval and copies of all referral responses are attached to this staff report.

The Preliminary Plat proposes several private open space tracts that will be owned and maintained by the Homeowners Association. The Parks & Recreation Advisory Board reviewed the preliminary plat on July 8, 2020 and recommended that the City accept the park land dedication (consisting of 185,711 SF within Tract B complete

with the 10 foot wide trail easement through the north part of Tract C) and have no objection to the gravel trail surface (breeze material), 8 foot trail width, and picnic tables as shown on the preliminary plat.

PUBLIC NOTICE

Public notification included the posting of two on-site posters along the perimeter of the site, the publication of the public hearings in the Pikes Peak Courier and notices mailed to all property owners within 150 feet of the site perimeter. Staff has received no written comments from the public as of the writing of this staff report.

STAFF RECOMMENDATION

THAT, based on the findings in this staff report and as presented at public hearing, the Planning Commission recommends that City Council approve the request for the Brecken Heights Preliminary Plat (SUB2020-02) with the variances as listed, and the Brecken Heights Site Plan Review (SPR 2020-03) from Brecken Heights, LLC (Mark McNab) and Quaking Aspens, LLC (Gary Edmonds) to develop a 32-unit multi-family residential project (16 duplexes) including public and private open space, and a public right of way located at 19569 E. US Highway 24 (13.09 acre tract in the NE4SW4-Section 30, T12S-R68-W6th PM) in the Multi-Family Residential Suburban (MFS) and Community Commercial (CC) zone district, subject to the following conditions:

1. Pursuant to *MC §17.52.010*, given the site topography and finding no detriment to the public good and in keeping with the intent of the comprehensive plan, approval of this preliminary plat authorizes the following variances:
 - a. A 10 foot variance from MC §17.40.140 (from 50 feet to 40 feet for the minimum width of a local road ROW complete with curb and gutter); and
 - b. a variance of MC §17.40.220 (from 40 feet of lot frontage to some number less than 40 feet (as depicted on the preliminary plat) for Lot 1B, 2A, 10B, 11A&B, 12-14A&B.
2. The first final plat to be considered shall include:
 - a. A dedication statement for the 10 foot wide public trail easement in Tract C;
 - b. A dedication statement for the Brecken Court;
 - c. A dedication statement for the public park (Tract B);
 - d. A draft of the covenants for the subdivision, including the establishment of a Homeowner's Association;
 - e. A note outlining the wildfire mitigation requirements.
3. Prior to installation of any infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure showing compliance with all zoning and engineering standards and which shall include:
 - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main and service lines; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities;
 - Final grading and erosion control plan for the disturbed area;
 - Final street plan with profiles, curb and gutter, sidewalk, etc.;
 - Final drainage plan and report;
 - State Water Management Plan;
 - Final Wildfire Mitigation Plan for the entire 13 acre tract indicating what trees are to be preserved and what trees are to be removed or limbed and any other mitigation strategies. The plan shall state that at least "Tract B and the residential subdivision shall be mitigated prior to acceptance of any road or park by the City."
 - All applicable development impact fees.

ATTACHMENTS

A: Preliminary Plat and Site Plan Application

Letter of Intent

Subdivision Description

The Brecken Heights subdivision is a 13 acre parcel located within the City of Woodland Park. The parcel is located east of Highway 24 and north of Morning Sun Drive. The land is vegetated with established grasslands, small shrubs and evergreen and aspen trees. The Brecken Heights project consists of 16 duplex units (32 homes) served by a proposed 40 ft ROW public road (Brecken Court) and associated landscaping, driveways and other site improvements on a portion of the MFS zoned parcel, the remaining portion of the MFS zoned area will be dedicated to the City Parks department as a tract and the Community Commercial zoned land that will be a tract that may be developed in the future.

Project Information:

1. The portion of the parcel being developed is zoned Multi-Family Suburban Residential and the proposed "Duplex Units" are a permitted use. A portion of the site is zoned Community Commercial and will not be developed at this time.
2. The development will consist of 16 duplex units (32 homes) on individual lots, a public ROW, a private open space tract owned and maintained by the Homeowners Association, a tract that will be dedicated to the City Parks Department and a tract of the Community Commercial zoned land that may be developed in the future.
3. Each lot will have a 31 ft. by 65.5 ft home, private landscaping, driveways and other site improvements. Each lot will have a minimum of 3,000 sq.ft. and a common lot line to separate the two homes in each duplex. The side lot lines will be a minimum of 9 foot outside the structure wall, the front and rear lot line will be a minimum 26 foot from the wall of the home.
4. Each home will be less than 30 feet tall consistent with the Multi-Family Suburban zoning.
5. Each home will have adequate parking within the garage and each drive provides a minimum of 18 feet width and depth for two additional vehicles.
6. No other structures are proposed.
7. Developer is undecided if a monument sign identifying the subdivision is warranted. If a sign becomes necessary, it will be through a separate application.
8. The project will coordinate with the Postal Service to install a clustered mailbox structure.
9. The homes will be served by a proposed public road with curb / gutter and sidewalk. The road will be located within a 40 ft. public ROW and with utility easements on each side. Streetlights along the roadway are not proposed.
10. Public sanitary sewer, water lines and fire hydrants will installed in the ROW or dedicated easements.

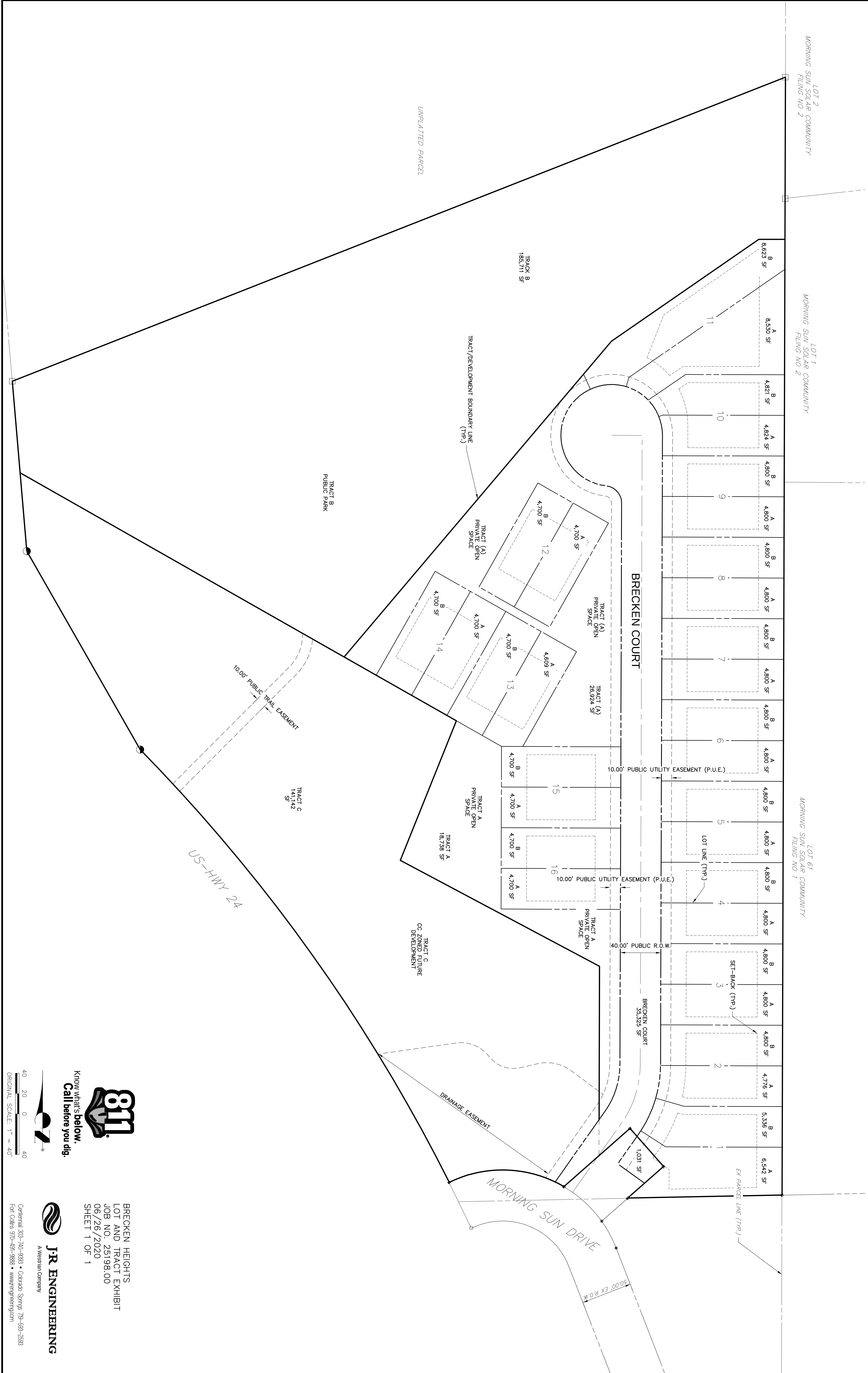
11. Private storm sewer lines and inlets will be installed to direct stormwater to a proposed private Full Spectrum Detention pond that will be located primarily on the future CC zoned tract within an easement.
12. Applicant will provide construction drawings for City review and approval as the project progresses.
13. No variances are requested.
14. A public open space tract is proposed within the subdivision. The applicant will grade a 8 ft. wide trail within the park site that connects the Morning Sun Parkland to the existing sidewalk alongside Highway 24. The park site trail and open space will be owned by City of Woodland Park.

Applicant: _____

Name: _____

Date: _____

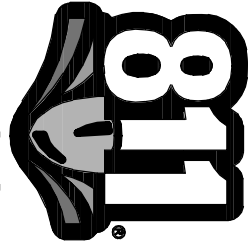
BRECKEN HEIGHTS LOT AND TRACT EXHIBIT



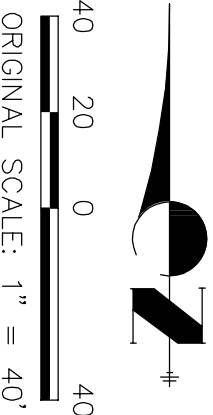
LOT 2
MORNING SUN SOLAR COMMUNITY
FILING NO 2

LOT 1
MORNING SUN SOLAR COMMUNITY
FILING NO 2

LOT 61
MORNING SUN SOLAR COMMUNITY
FILING NO 1



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LOT AND TRACT EXHIBIT
JOB NO. 25198.00
06/26/2020
SHEET 1 OF 1

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Fort Collins 970-481-8888 • www.jrengineering.com

BRECKEN HEIGHTS

POTENTIAL GRAVEL TRAIL CONNECTION



NOTE
SIDEWALK SHALL BE REQUIRED FOR APARTMENT DEVELOPMENT AT WHICH TIME THE GRAVEL TRAIL SHALL BE CONSIDERED FOR CONSTRUCTION. LONG C&G ENTRANCE MAKING THE NEED FOR A GRAVEL PATH OBSOLETE.



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40 20 0 40
ORIGINAL SCALE: 1" = 40'



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POTENTIAL GRAVEL TRAIL CONNECTION
BRECKEN HEIGHTS
JOB NO. 25198.00
7/16/2020
SHEET 1 OF 1

TRANSPORTATION MEMORANDUM



To: Mark McNab, Brecken Heights, LLC

From: Eli Farney, PE, PTOE

Date: June 22, 2020

Subject: Transportation Memorandum for Proposed Multi-Family Suburban Site at Highway 24 & Morning Sun Drive, Woodland Park, CO

Introduction

JR Engineering (JR) has completed an evaluation of impacts to the existing transportation infrastructure resulting from the proposed Brecken Heights residential, 32-unit development just east of the Highway 24 & Morning Sun Drive intersection. The facility is in the planning stage and is expected to be in build-out operation by 2021. Since the proposed vehicular traffic generated to and from the site will be less than 300 vehicles per day, the evaluation required the preparation of a Transportation Memorandum. Since only 12 trips are estimated to be generated during the peak hour, it is not anticipated that the proposed development will substantially affect the capacity of the existing transportation infrastructure.

The transportation infrastructure evaluation included:

- Develop site-generated traffic for the multi-family suburban development with 32 units
- Review the proposed access point to new development
- Determine transportation capital fee

Proposed Site Location

The proposed Brecken Heights site is located in the City of Woodland Park, Colorado. As shown in Figure 1, the site is just east of Highway 24 and on the north side of Morning Sun Drive in an area containing other residential and commercial land uses.



Figure 1 – Project Location Map – Brecken Heights Development, Woodland Park, CO



Figure 2 – Street View – Proposed Site of Brecken Heights Development, Woodland Park, CO

Figure 2 shows a view from street level of the proposed site. The existing driveway that currently serves as an outlet for the business center on the north side of Morning Sun Drive is proposed to be a shared driveway to serve the proposed Brecken Heights development.

Proposed Site Characteristics

As shown in Figure 3, the proposed site includes 16 new duplexes. There is a proposed minor local road that will provide access through the site. There is a future commercial development planned for the community on the west side of the site. Additionally, there is a future trailhead planned on the east side of Highway 24, north of Morning Sun Drive.

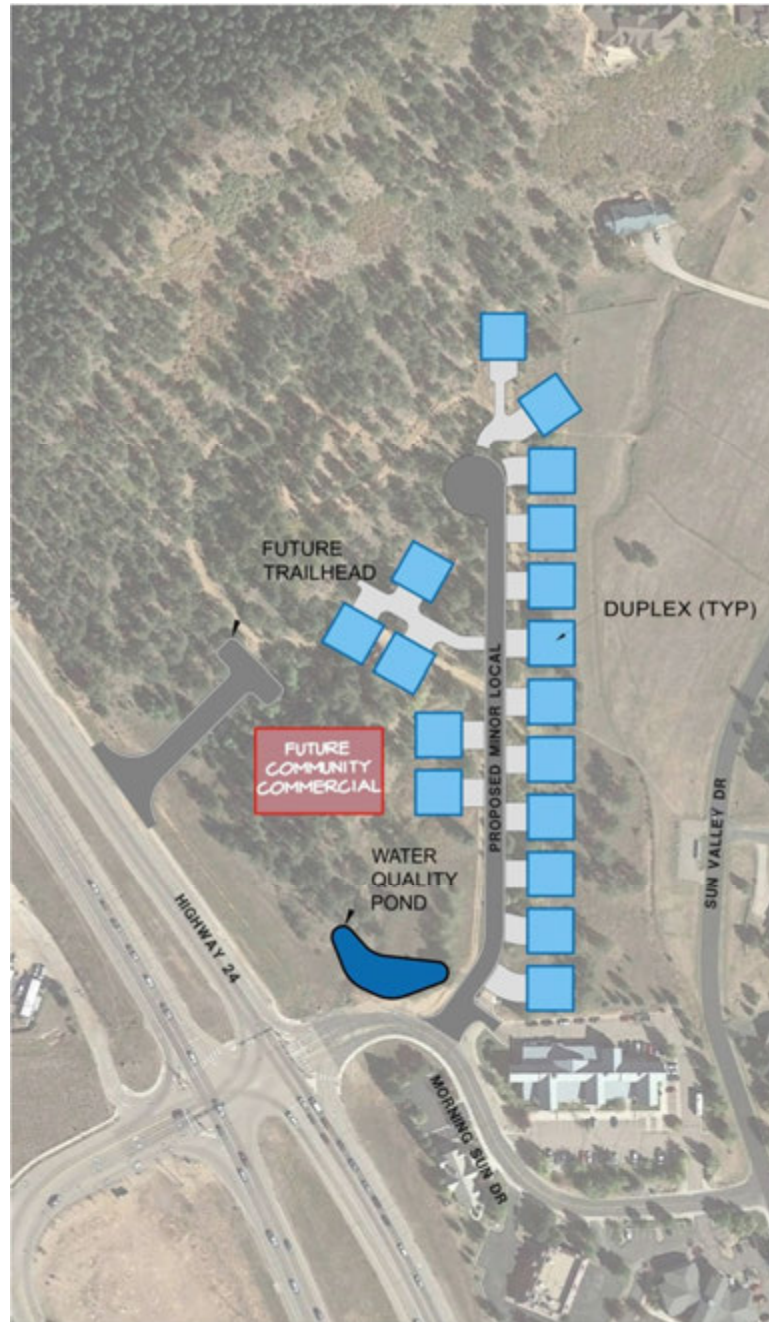


Figure 3 – Site Characteristics – Brecken Heights Development, Woodland Park, CO

Site-Generated Traffic

The Average Daily Traffic and Peak Hour volumes generated by the proposed site were estimated using the standard ITE Land Use Code 220 for Multi-family, Low-rise residential development contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual 10th Edition, Volume 1, 2017*.

For the proposed residential development with 32 units, the following volumes were estimated using ITE Trip Generation Manual, 10th Edition:

- Average Daily Trips = 295 trips
- AM Entering Site = 3 trips
- AM Exiting Site = 12 trips
- PM Entering Site = 12 trips
- PM Exiting Site = 6 trips

The Trip Generation reports are included in Attachment 1. A site plan is included in Attachment 2.

Site Access and Site-Generated Traffic Trip Distribution

Access to the proposed site will be provided via a driveway on the north side of Morning Sun Drive. There is an existing driveway in this location that serves the parking lot on the north side of Morning Sun Drive. As part of this project, the proposal is to slightly shift this driveway to the west and reconstruct the driveway so that it provides shared access to both the new Minor Local Road and the existing parking lot. Since there are only a maximum of 12 trips entering the site during peak hour, it is not anticipated that a left-turn lane will be needed on Morning Sun Drive. Morning Sun Drive does not have any existing left-turn lanes east of Highway 24.

An estimated distribution of site-generated trips out of and into the driveway is shown in Figure 4 below.



Figure 4 – Driveway Location and Site-Generated Traffic Trip Distribution – Brecken Heights Multi-Family Development Project Site, Woodland Hills, CO

Transportation Capital Fee

According to the City of Woodland Park's 2020 development fee schedule, the transportation fee for multi-family dwellings is \$529 per unit. With 32 units proposed, the fee is calculated to be \$16,928.

Existing Signing and Striping

It is not anticipated that significant changes to signage and striping will be required for the proposed project.

Conclusion

Based on the proposed site access location and the low peak-hour, site-generated traffic volumes, it is not anticipated that the existing roadways will require improvements with the opening of the Brecken Heights residential development.

Please feel free to contact me at efarney@jrengineering.com or 303-267-6183 if you have any questions or comments.

ATTACHMENT 1

Trip Generation Summary

☐ 7200 South Alton Way, Suite C400
Centennial, CO 80112
303-740-9393 • Fax 303-921-7320

☐ 5475 Tech Center Dr, Suite 235
Colorado Springs, CO 80919
719-593-2593 • Fax 303-921-7320

☐ 2900 South College Avenue, Suite 3D
Fort Collins, CO 80525
970-491-9888 • Fax 303-921-7320

Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 6/3/2020

Project: Brecken Heights

Analysis Date: 6/3/2020

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
220	LOW-RISE 1		148	147	295		3	12	15		12	6	18
	32 Occupied Dwelling Units												
Unadjusted Volume			148	147	295		3	12	15		12	6	18
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			148	147	295		3	12	15		12	6	18

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1

Detailed Land Use Data
For 32 Occupied Dwelling Units of LOW-RISE 1
(220) Multifamily Housing (Low-Rise)

Project: Brecken Heights

Open Date: 6/19/2020
Analysis Date: 6/19/2020

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Weekday Average Daily Trips Source : Trip Generation Manual 10th Edition	295	0	6.31	4.36	8.86	1.17	228	50	50	True	$T = 5.84(X) + 107.84$	0.86
Weekday AM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	15	0	0.39	0.25	0.86	0.15	270	20	80	True	$\ln(T) = 0.92 \ln(X) - 0.51$	0.92
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	18	0	0.52	0.38	0.93	0.14	270	65	35	True	$\ln(T) = 0.98 \ln(X) - 0.52$	0.95

ATTACHMENT 2

Proposed Site Plan

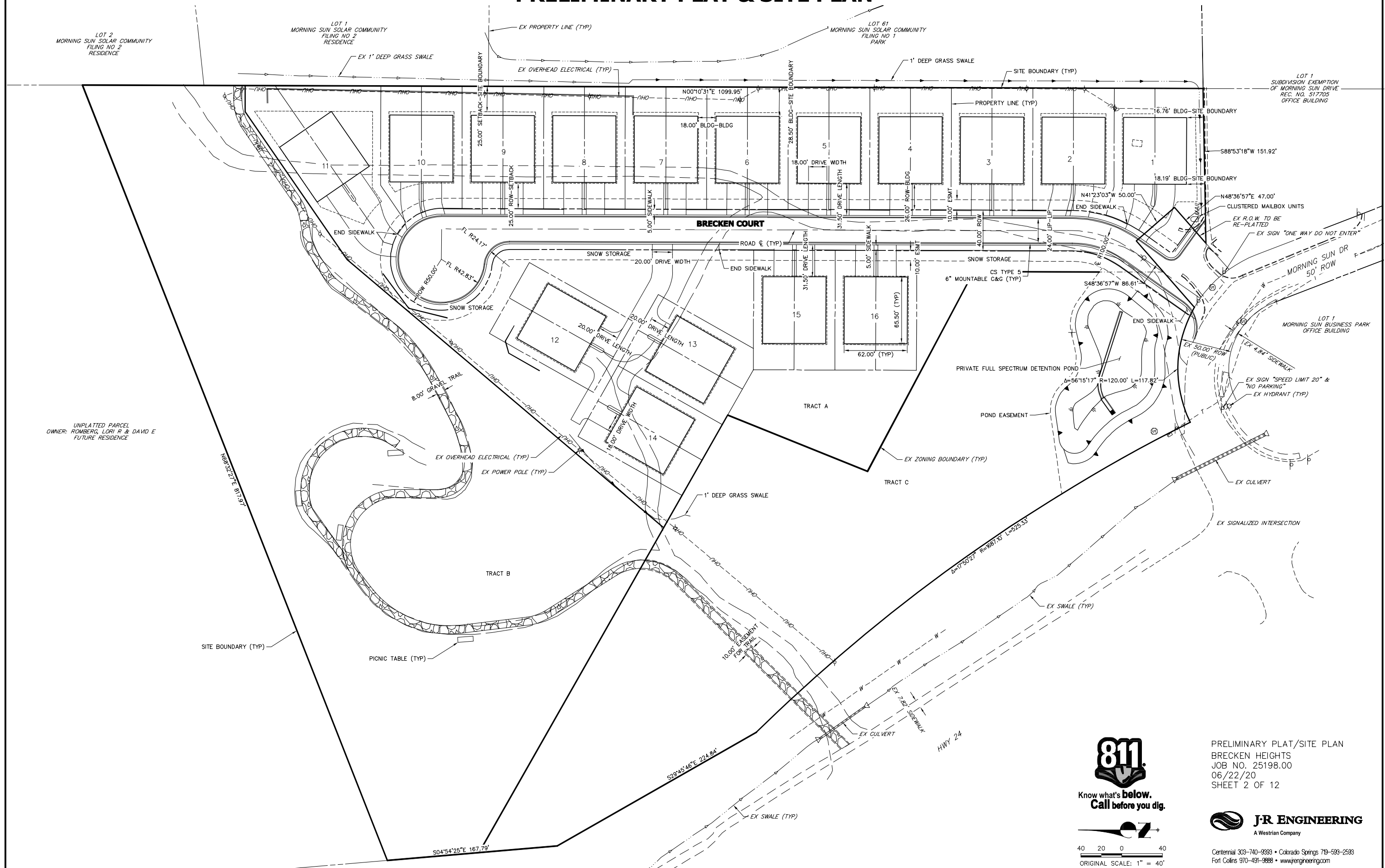
☐ 7200 South Alton Way, Suite C400
Centennial, CO 80112
303-740-9393 • Fax 303-921-7320

☐ 5475 Tech Center Dr, Suite 235
Colorado Springs, CO 80919
719-593-2593 • Fax 303-921-7320

☐ 2900 South College Avenue, Suite 3D
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BRECKEN HEIGHTS

PRELIMINARY PLAT & SITE PLAN



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X:\12510000\125198000\Drawings\Sheet Dwg\Site Plan\25198000S01.dwg, OS01, 6/22/2020 11:31:24 AM, CS

BRECKEN HEIGHTS
CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO
PRELIMINARY PLAT/SITE PLAN

LEGAL DESCRIPTION

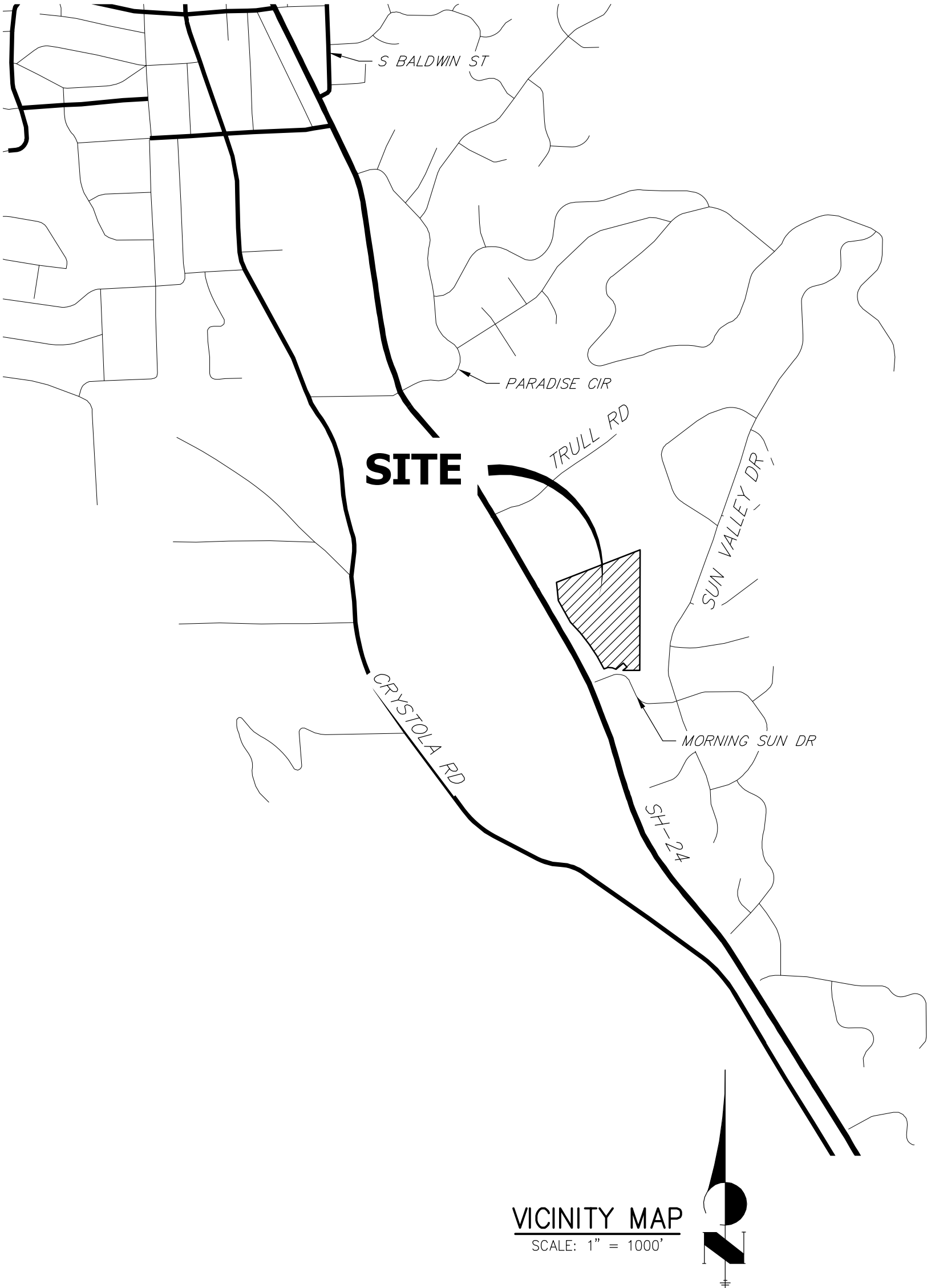
A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF SAID SECTION 30; THENCE N00°09'36"E ALONG THE SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 30 1315.64 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT OF BEGINNING BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORDED MARCH 12, 1973 IN DRAWER 9 CARD 1008 OF SAID TELLER COUNTY RECORDS; THENCE N00°09'36"E ALONG THE SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 30 AND ALONG THE EAST LINE OF THE AFOREMENTIONED TRACT RECORDED IN DRAWER 9 CARD 1008, 1100.00 FEET; THENCE S68°42'09"W 818.37 FEET TO A POINT ON THE NOW EXISTING COLORADO STATE HIGHWAY NO. 24, NORTHEASTERLY RIGHT OF WAY LINE; SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE S04°57'04"E 167.95 FEET; (2) THENCE S29°37'30"E 225.10 FEET, (3) THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 181°13'39" A RADIUS OF 1687.10 FEET FOR AN ARC LENGTH OF 539.66 FEET (THE CHORD TO SAID CURVE BEARS S35°30'42"E 537.37 FEET); THENCE S89°34'58"E 321.51 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTIONS CONTAINED IN THE SUBDIVISION EXEMPTION OF MORNING SUN DRIVE RECORDED MAY 2, 2001 AT RECEPTION NO. 517705.

COUNTY OF TELLER, STATE OF COLORADO

SAID TRACT CONTAINS 13.089 ACRES, MORE OR LESS



SHEET INDEX

- 1 - COVER SHEET
- 2 - PRELIMINARY PLAT & SITE PLAN
- 3 - PRELIMINARY GRADING PLAN
- 4 - PRELIMINARY UTILITY PLAN
- 5 - SLOPE EXHIBIT
- 6-7 - LANDSCAPE PLAN
- 8-12 - ARCHITECTURAL ELEVATIONS

SITE DATA

OWNER (CONTIGENT)/DEVELOPER:	BRECKEN HEIGHTS, LLC 602 W MIDLAND AVE WOODLAND PARK, CO 80863 719-687-3357
LIMITS OF DISTURBANCE AREA:	6.0 ACRES
AREA WITHIN MFS ZONE:	9.83 ACRES
AREA WITHIN CC ZONE:	3.26 ACRES
SCHEDULE OF DEVELOPMENT:	FALL 2026
CURRENT ZONING:	MULTI-FAMILY SUBURBAN (MFS) / COMMUNITY COMMERCIAL (CC)
EXISTING USE:	VACANT
PROPOSED USE:	DUPLEX HOMES NUMBER OF UNITS: 16 NUMBER OF HOMES: 32 DENSITY: 32 DU / 9.83 AC = 3.26 DU/AC
IMPERVIOUS AREA:	EXISTING: 0 SF NEW: 117,112± SF
MAX BUILDING HEIGHT:	30- FEET FOR PRIMARY STRUCTURE
SETBACKS:	FRONT & REAR: 25' MIN FROM FRONT YARD SIDE YARD: 8' MIN EXCEPT WHERE 2 STRUCTURES SHARE 0' LOT LINE 0' LOT LINE: 20' BETWEEN DWELLING UNITS
ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 719-630-0559
SURVEYOR:	ROCKY MOUNTAIN LAND SERVICES 4465 NORTHPARK DRIVE, SUITE 303 COLORADO SPRINGS, CO 80907 719-630-0559

PARKING DATA

FORMULA:	MULTI-FAMILY SUBURBAN
REQUIRED:	2/UNIT = 64
PROVIDED:	DRIVEWAY & GARAGE = 128

APPROVAL CONDITIONS AND RESTRICTIONS

NOTES

- THE DEVELOPMENT WILL CONSIST OF 16 DUPLEX UNITS (32 HOMES) ON INDIVIDUAL 3,000 SQ.FT. (MINIMUM) LOTS. EACH LOT WILL HAVE 31 FT. BY 65.5 FT HOME, PRIVATE LANDSCAPING, DRIVEWAYS AND OTHER SITE IMPROVEMENTS.
- BRECKEN COURT IS A PROPOSED A 40 FT. WIDE PUBLIC ROW WITH CURB AND GUTTER / SIDEWALKS WHERE SHOWN AND HAS A 10 FT. PUBLIC UTILITY EASEMENT ON EACH SIDE.
- THREE (3) TRACTS ARE PROPOSED; TRACT A IS PRIVATE OPEN SPACE TRACT OWNED AND MAINTAINED BY THE FUTURE HOMEOWNERS ASSOCIATION; TRACT B WILL BE DEDICATED TO THE CITY PARKS DEPARTMENT; TRACT C (CC ZONED LAND) IS RESERVED FOR FUTURE DEVELOPMENT CONSISTENT WITH CC ZONING.
- THE APPLICANT WILL GRADE A 8 FT. WIDE TRAIL WITHIN THE PARK SITE THAT CONNECTS TO MORNING SUN PARKLAND AND THE EXISTING SIDEWALK ALONGSIDE HIGHWAY 24.
- PUBLIC SANITARY SEWER, WATER LINES AND FIRE HYDRANTS WILL INSTALLED IN THE ROW OR DEDICATED EASEMENTS.
- PRIVATE STORM SEWER LINES AND INLETS WILL BE INSTALLED TO DIRECT STORMWATER TO A PROPOSED PRIVATE FULL SPECTRUM DETENTION POND AS SHOWN.
- A PRIVATE FULL SPECTRUM DETENTION POND FOR BRECKEN HEIGHTS WILL BE CONSTRUCTED ON BOTH TRACT A AND C AND WILL OWNED AND MAINTAINED BY THE HOA.
- EASEMENTS WILL BE DEDICATED FOR: THE PROPOSED WATER LINE CONNECTION FROM BRECKEN HTS TO THE EXISTING WATER MAIN IN HWY. 24; PRIVATE POND; THE PARK TRAIL CONNECTION TO THE HWY. 24 SIDEWALK.
- DEVELOPER IS UNDECIDED IF A MONUMENT SIGN IDENTIFYING THE SUBDIVISION IS WARRANTED. IF A SIGN BECOMES NECESSARY, IT WILL BE THROUGH A SEPARATE APPLICATION.
- THE PROJECT WILL COORDINATE WITH THE POSTAL SERVICE TO INSTALL A CLUSTERED MAILBOX STRUCTURE.

OWNER'S SIGNATURE

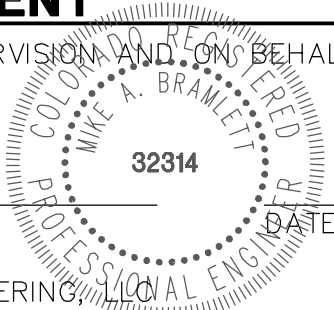
(I, WE) HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNERS OF THIS PROPERTY AND THAT (I, WE) SHALL ABIDE BY THE PROVISION AS SPECIFIED UPON THIS PRELIMINARY PLAT/SITE PLAN, AS PRESENTED, AND ANY CONDITIONS AND REQUIREMENTS THAT ARE SPECIFIED BY THE CITY OF WOODLAND PARK IN RENDERING ITS APPROVAL.

DATE _____ OWNER(S) _____

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



BRECKEN HEIGHTS

COVER SHEET

SHEET 1 OF 12

JOB NO. 25198.00

PREPARED FOR

BRECKEN HEIGHTS LLC
620 W MIDLAND AVE
WOODLAND PARK, CO 80863
ATTN: MARCK MCNAB
719-687-3357
MARKMCNAB@GMAIL.COM

J.R. ENGINEERING
A Western Company



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Fort Collins 970-491-9888 • www.jrengineering.com

BY

DATE

No. REVISION

N/A

N/A

06/22/20

RPD

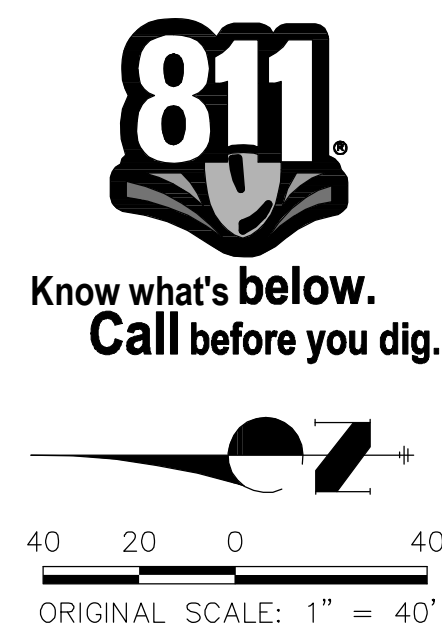
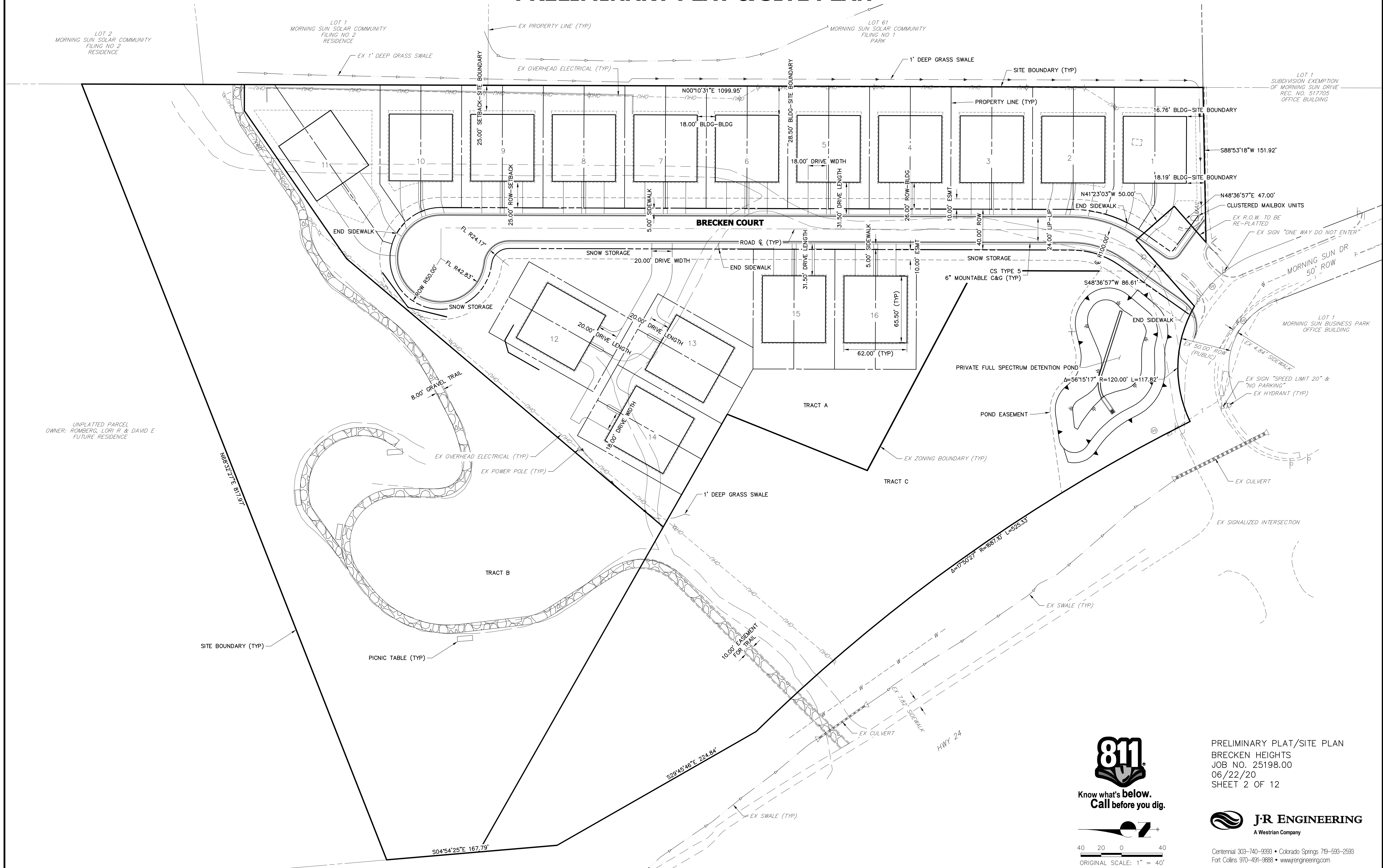
RPD

DESIGNED BY

DRAWN BY

CHECKED BY

PRELIMINARY PLAT & SITE PLAN



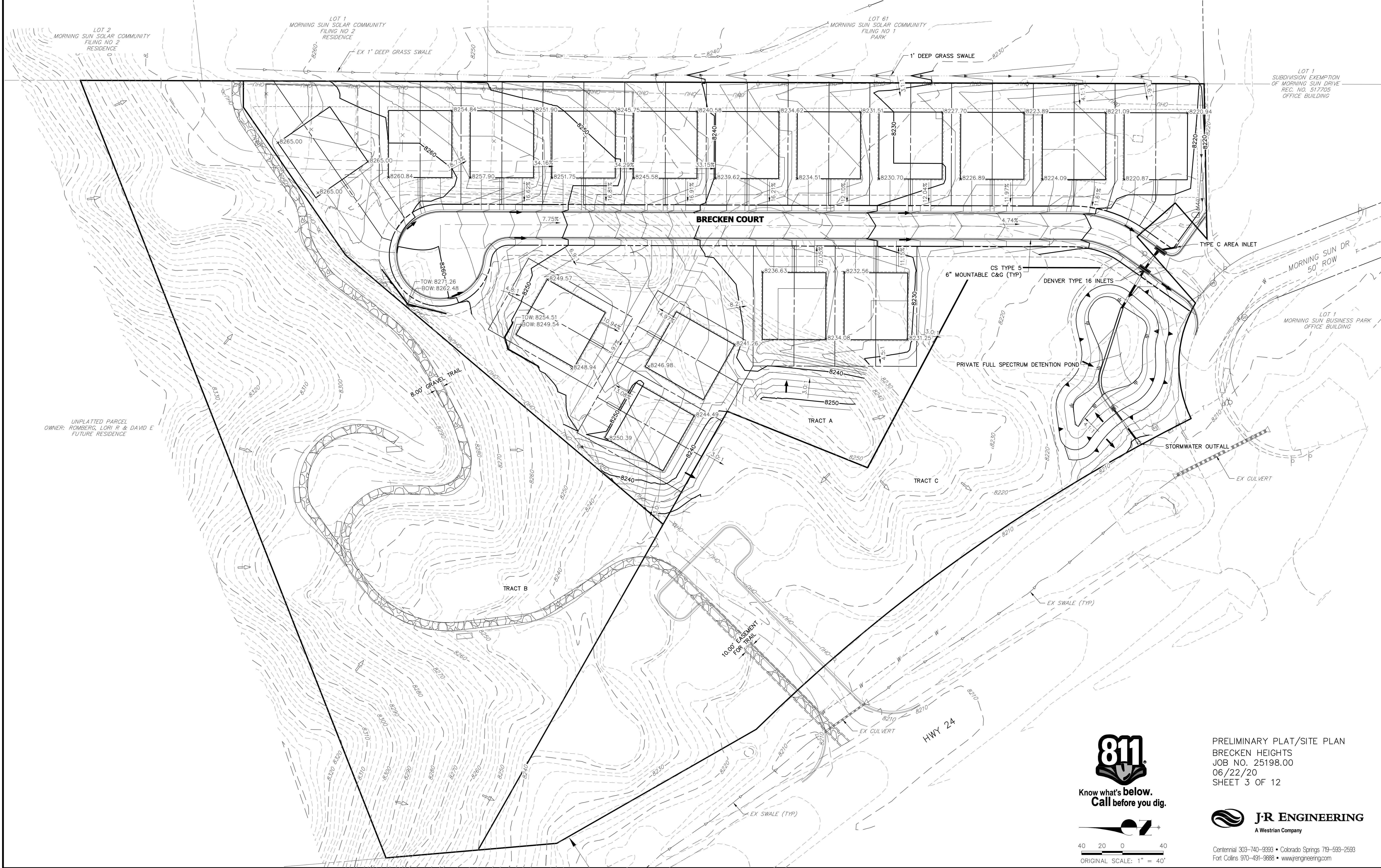
PRELIMINARY PLAT/SITE PLAN
BRECKEN HEIGHTS
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BRECKEN HEIGHTS

PRELIMINARY GRADING PLAN



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40 20 0 40
ORIGINAL SCALE: 1" = 40'

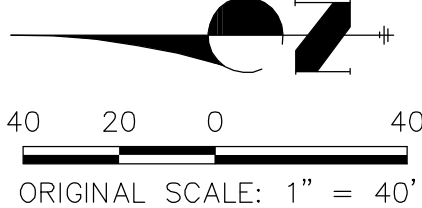
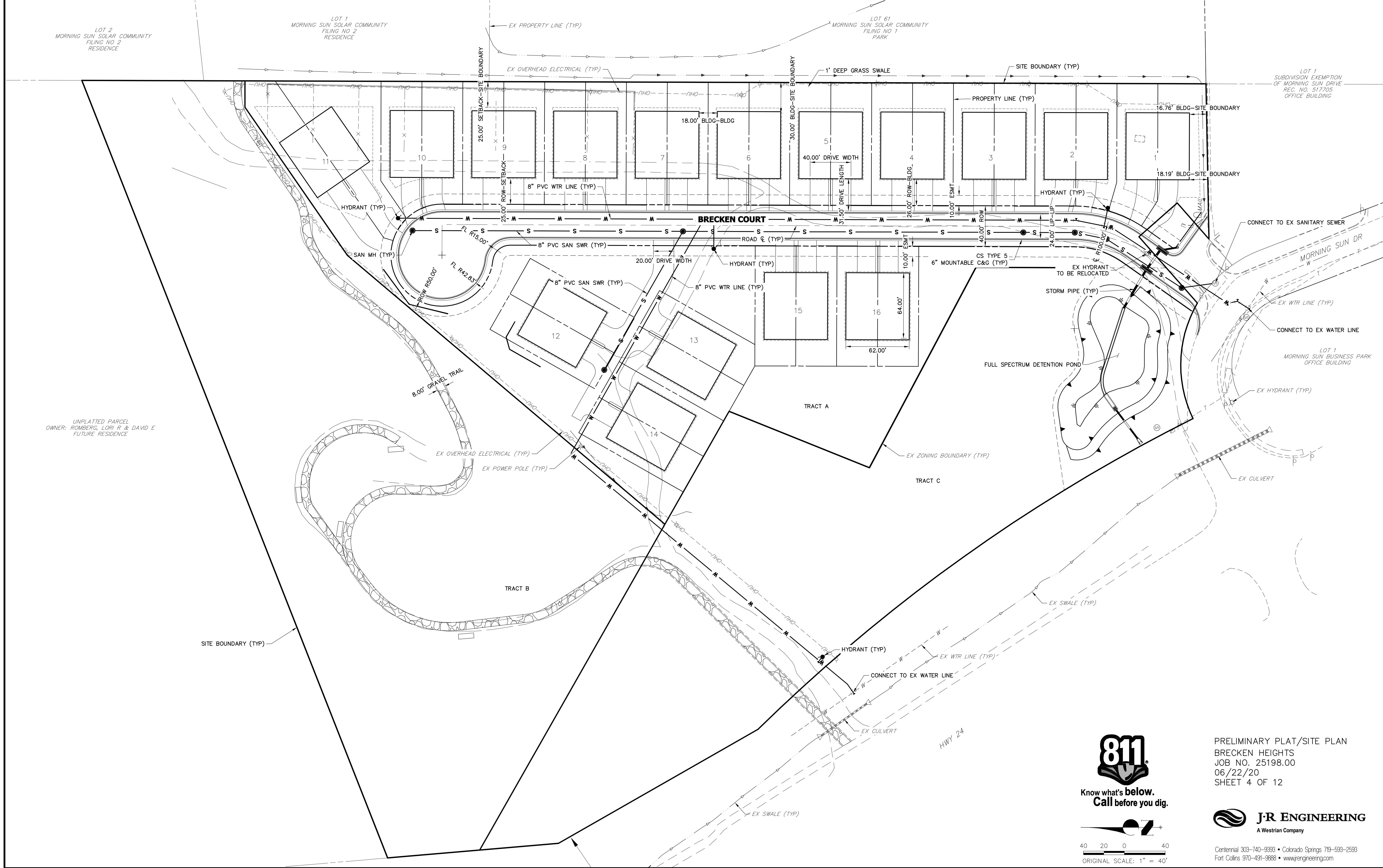
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06/22/20
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BRECKEN HEIGHTS

PRELIMINARY UTILITY PLAN

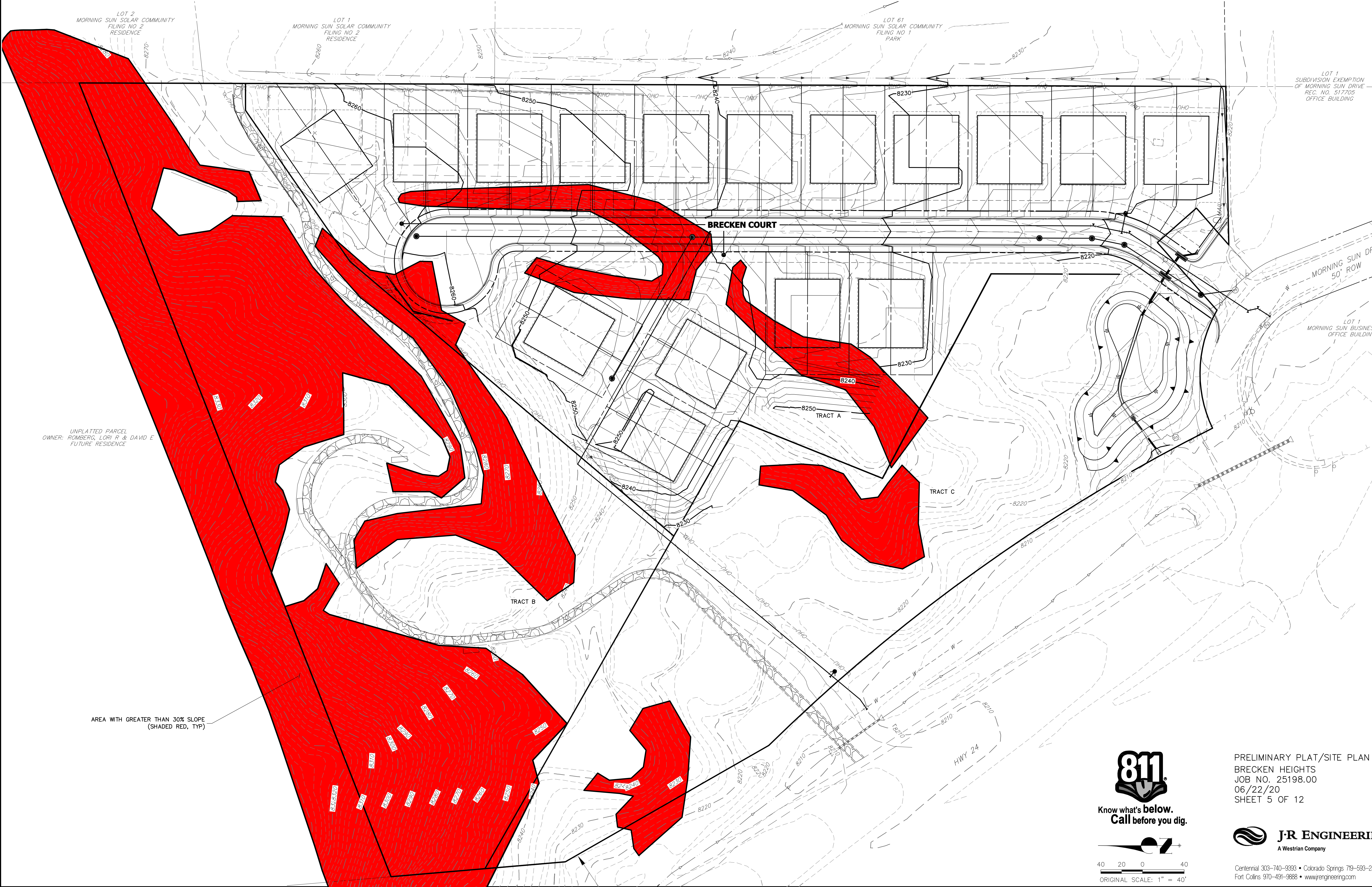


PRELIMINARY PLAT/SITE PLAN
BRECKEN HEIGHTS
JOB NO. 25198.00
06/22/20
SHEET 4 OF 12



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BRECKEN HEIGHTS SLOPE EXHIBIT



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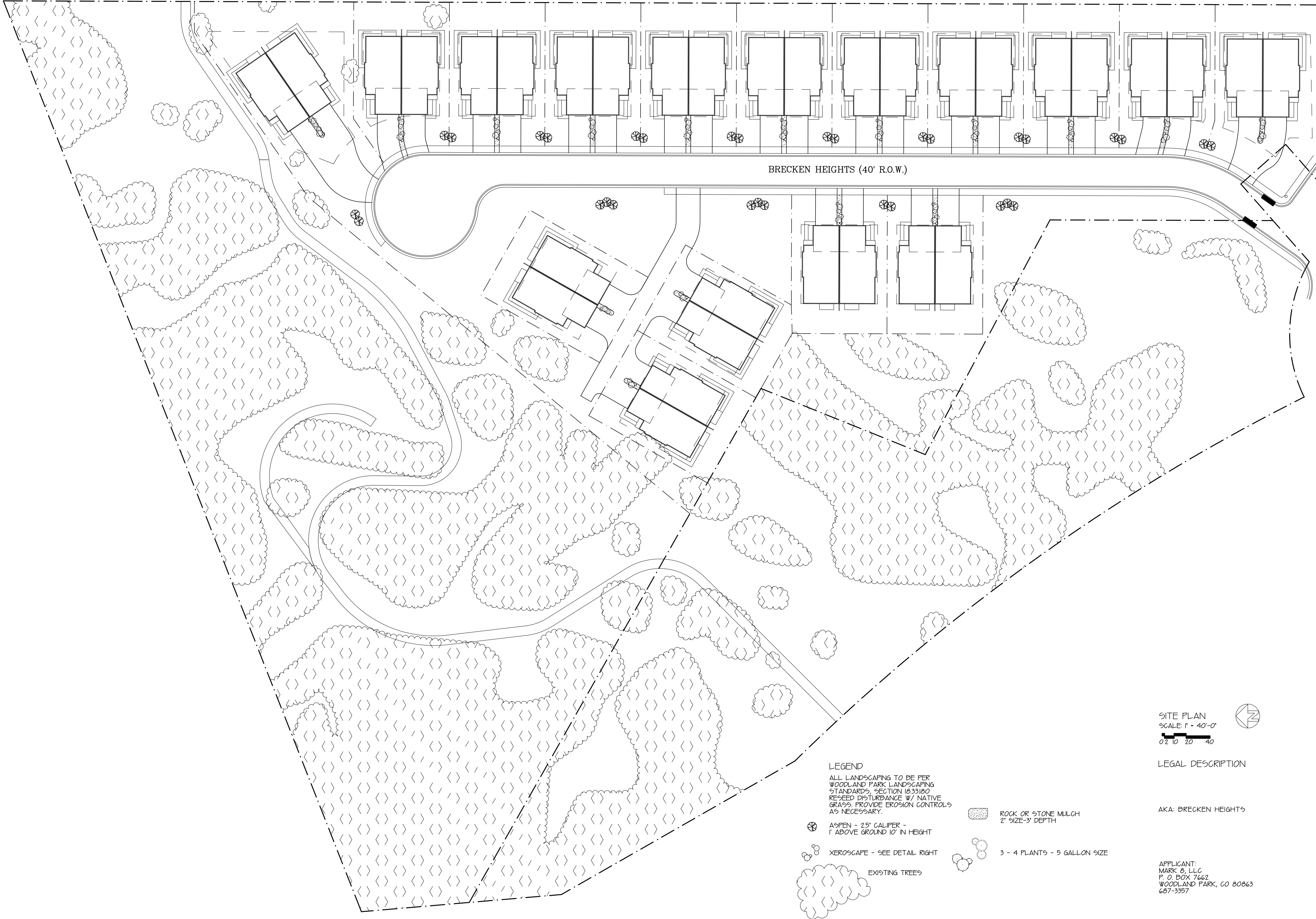
40 20 0 40
ORIGINAL SCALE: 1" = 40'

PRELIMINARY PLAT/SITE PLAN
BRECKEN HEIGHTS
JOB NO. 25198.00
06/22/20
SHEET 5 OF 12



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X:\251009\251980\Drawings\Sheet Drawings\Brecken Heights Slope Exhibit.dwg, Date: 6/22/2020 11:32:15 AM, CS



BRECKEN HEIGHTS (40' R.O.W.)

LEGEND

ALL LANDSCAPING TO BE PER
WOODLAND PARK LANDSCAPING
STANDARDS, SECTION 18.33.180
RESEED DISTURBANCE W/ NATIVE
GRASS. PROVIDE EROSION CONTROLS
AS NECESSARY.

ASPEN - 25' GALIPER -
1' ABOVE GROUND 10' IN HEIGHT

XEROSCAPE - SEE DETAIL RIGHT

EXISTING TREES

ROCK OR STONE MULCH
2' SIZE-3' DEPTH

3 - 4 PLANTS - 5 GALLON SIZE

SITE PLAN
SCALE 1" = 40'-0"



LEGAL DESCRIPTION

AKA: BRECKEN HEIGHTS

APPLICANT:
MARK 8, LLC
P. O. BOX 7662
WOODLAND PARK, CO 80863
687-3357

BRECKEN HEIGHTS
PRELIMINARY LANDSCAPING PLAN

Woodland Park, Colorado 80863

Highmark, llc
HOMES & DESIGN

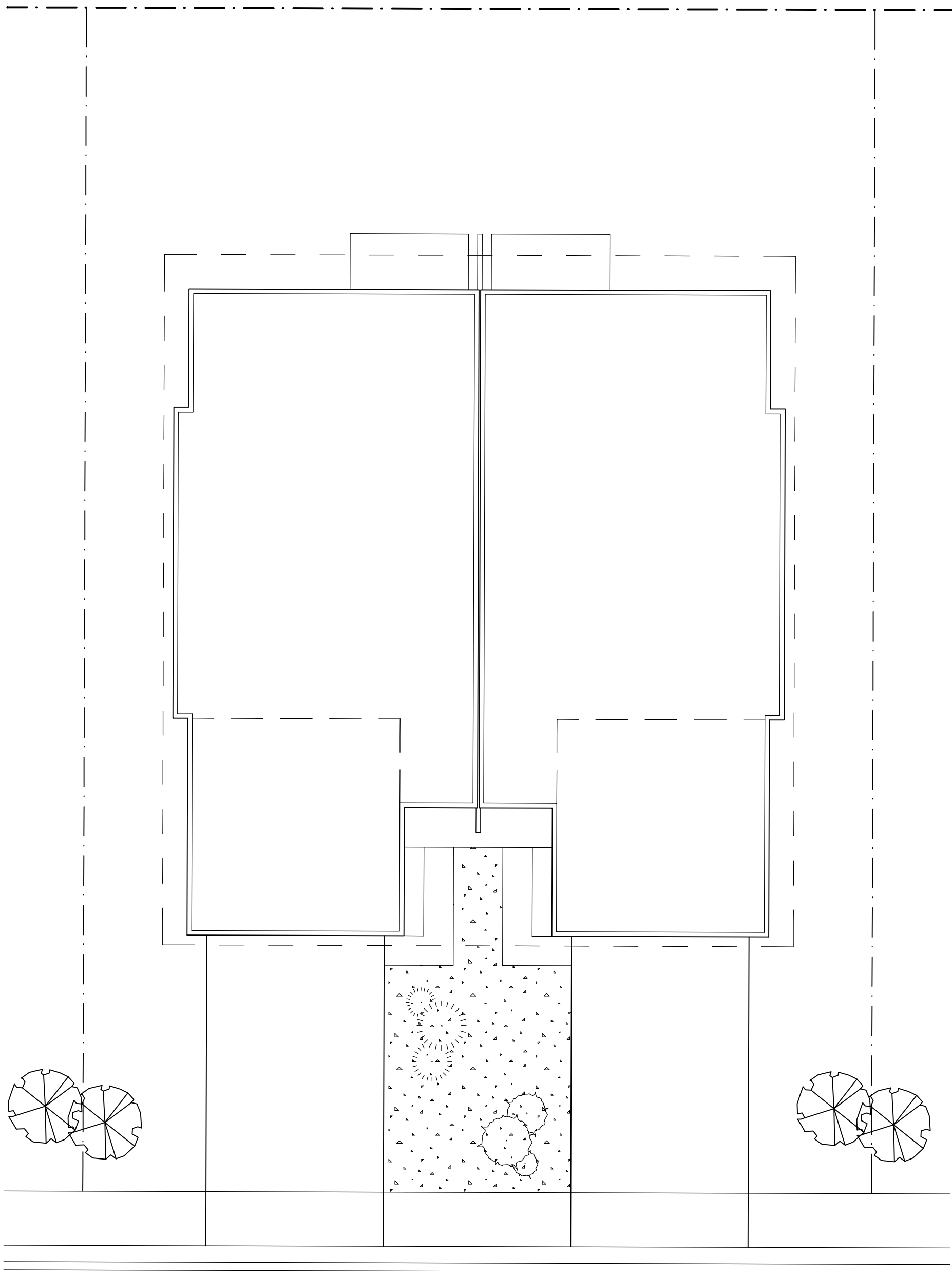
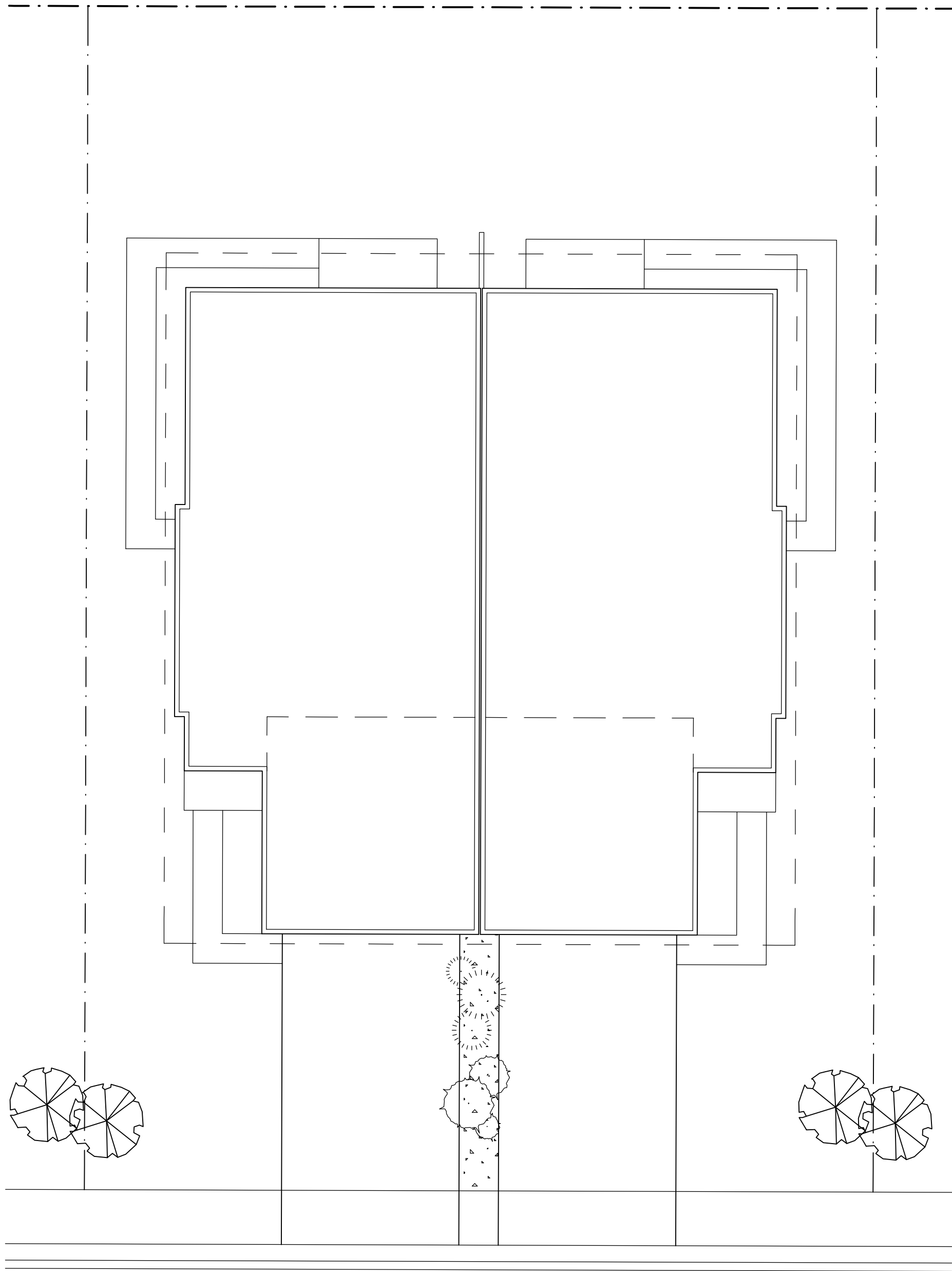
P. O. BOX 7662 WOODLAND PARK, CO 80863 OFF: 687-3357 FAX: 687-1901

LORING'S GADD HOUSE
11 N 15TH ST
WOODLAND SPRINGS, CO 80904
632-9449

REVISIONS:

DATE: 06/19/20
DRN BY: MBL
PROJECT NO: 20040
SHEET:

LP1



LEGEND

ALL LANDSCAPING TO BE PER
WOODLAND PARK LANDSCAPING
STANDARDS, SECTION 18.33.180
RESEED DISTURBANCE W/ NATIVE
GRASS, PROVIDE EROSION CONTROLS
AS NECESSARY.

ASPEN - 2.5' GALIPER -
1' ABOVE GROUND 10' IN HEIGHT

XEROSCAPE - 3 - 4 PLANTS - 5 GALLON SIZE

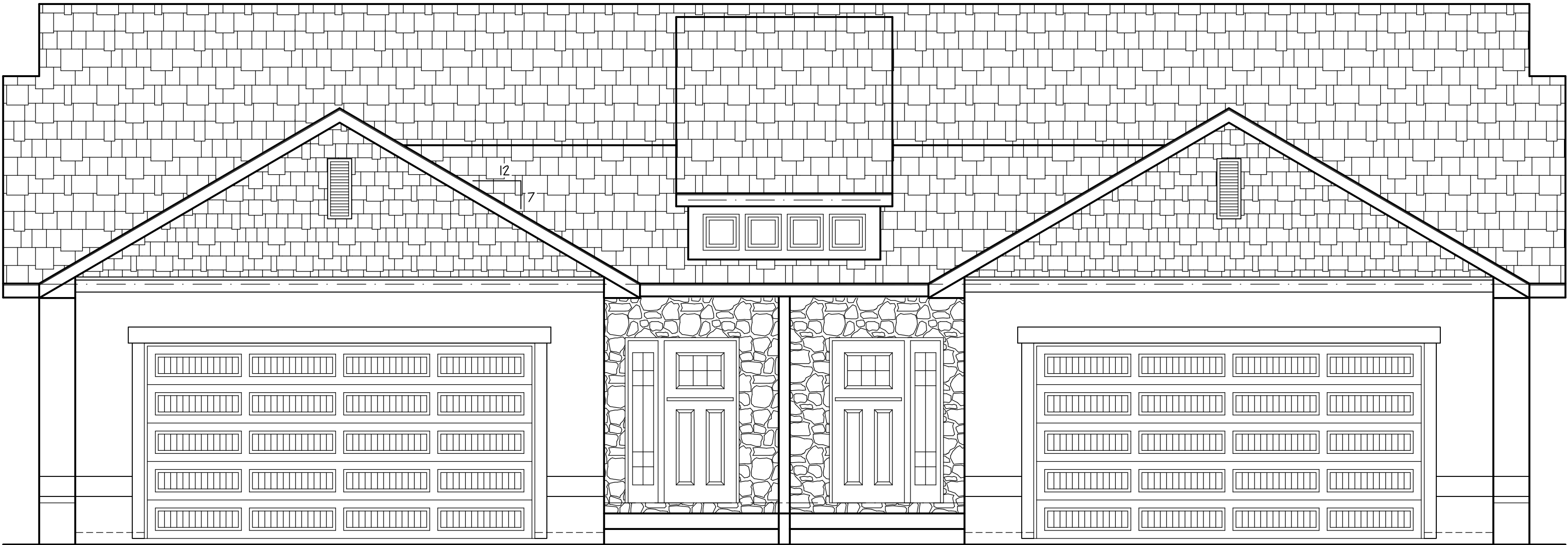
ROCK OR STONE MULCH
2' SIZE-3' DEPTH

SITE PLAN
SCALE: 1" = 10'-0"

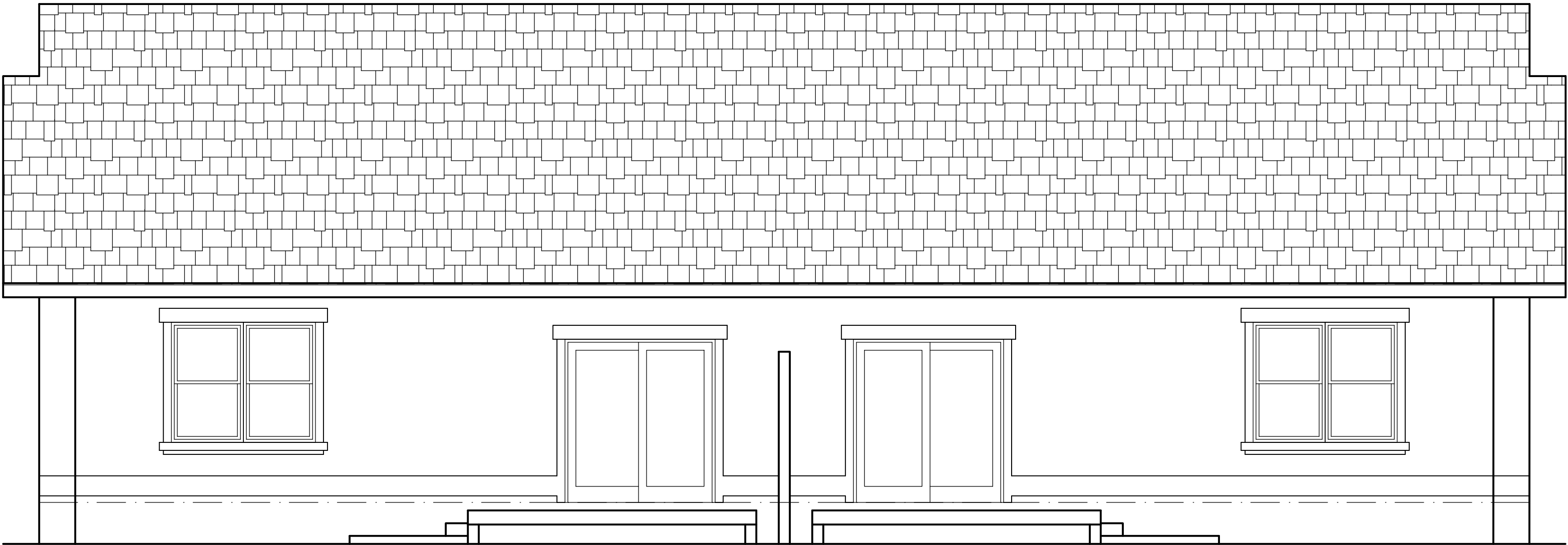
LEGAL DESCRIPTION

AKA: BRECKEN HEIGHTS

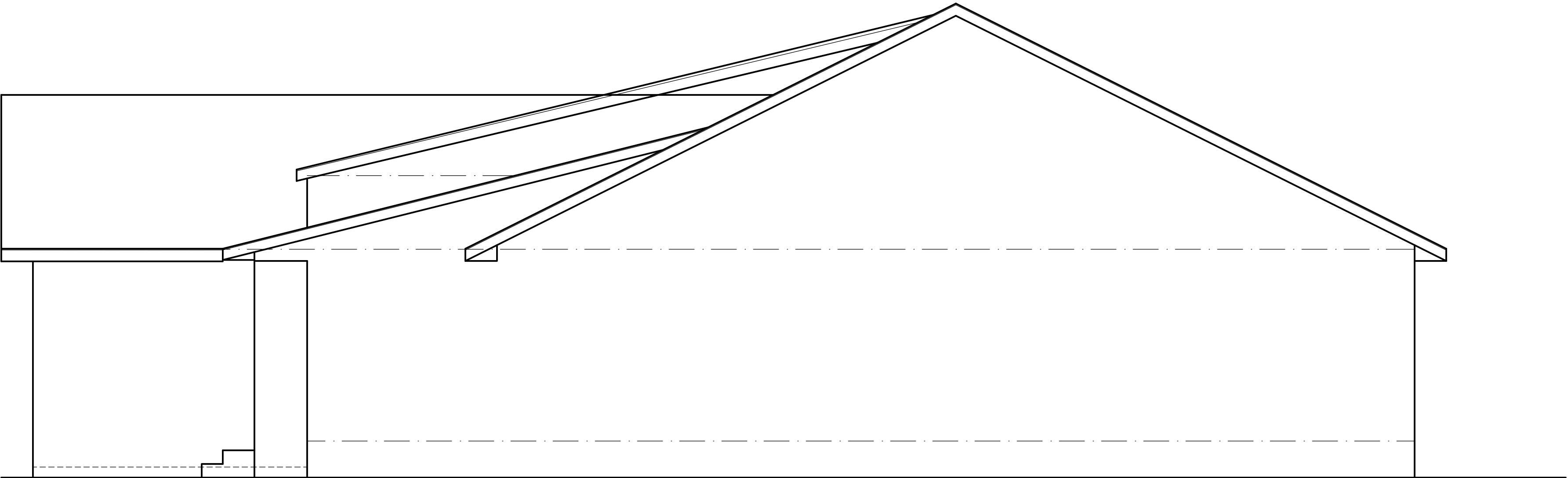
APPLICANT:
MARK B, LLC
P. O. BOX 7662
WOODLAND PARK, CO 80863
687-3357



FRONT ELEVATION
SCALE 1/4" = 1'-0"



SOUTH REAR ELEVATION
SCALE 1/4" = 1'-0"



INTERIOR RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Highmark, llc

HOMES & DESIGN

P. O. BOX 7662 WOODLAND PARK, CO 80863 OFF: 687-3357 FAX: 687-1901

BRECKEN DUPLEX A

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Woodland Park, Colorado 80863

LORING'S CADD HOUSE

11 N 15TH ST

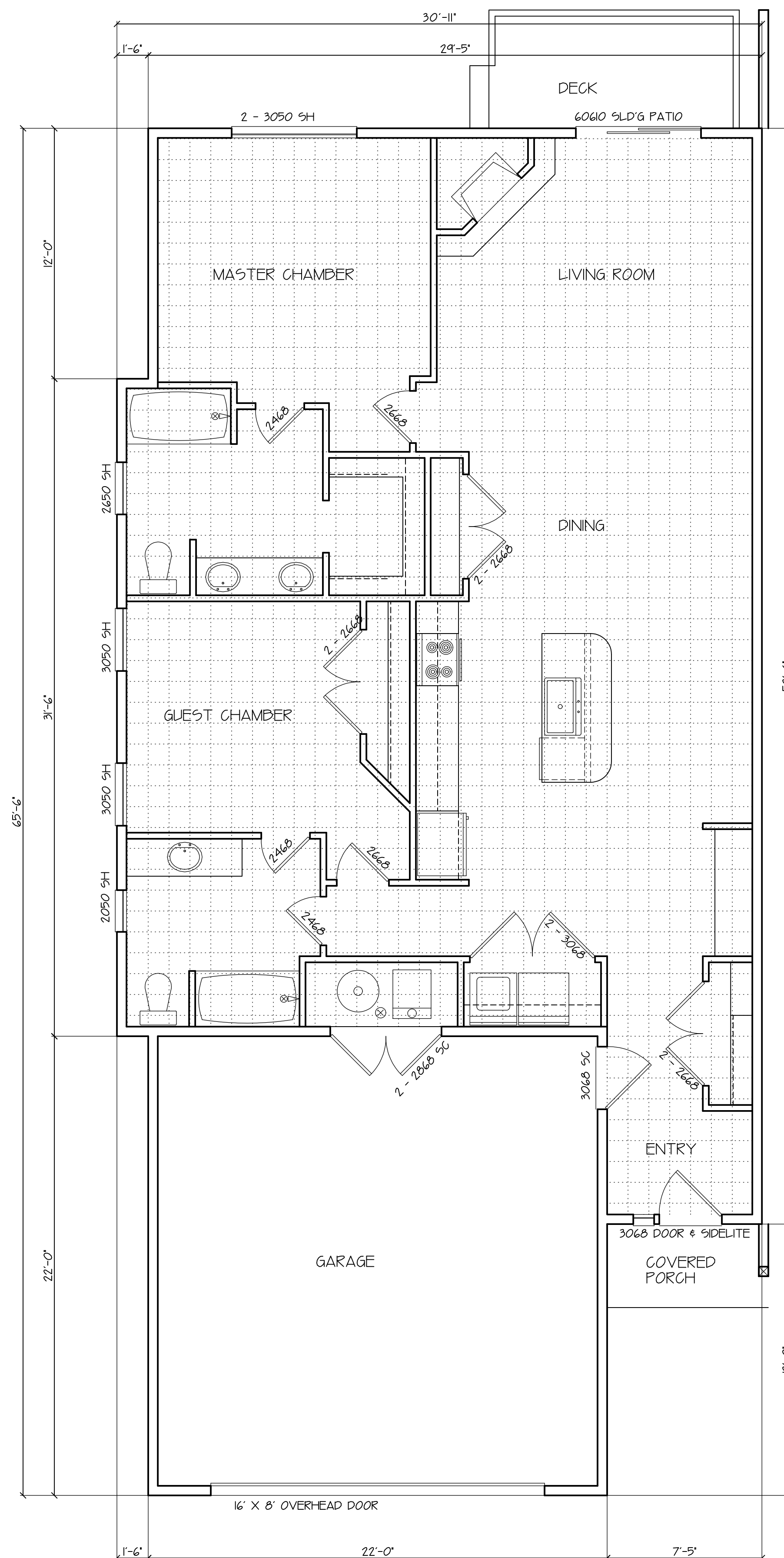
WOODLAND SPRINGS, CO 80904

687-2443

REVISIONS:

DATE: 05/19/20
DRN BY: MBL
PROJECT NO: 20040
SHEET:

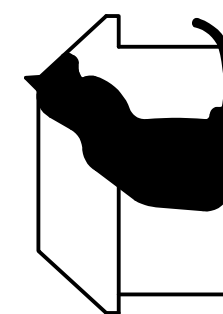
A2 of ?



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA: 1394 S.F.
GARAGE: 484 S.F.

BRECKEN DUPLEX A

Woodland Park, Colorado 80863
???



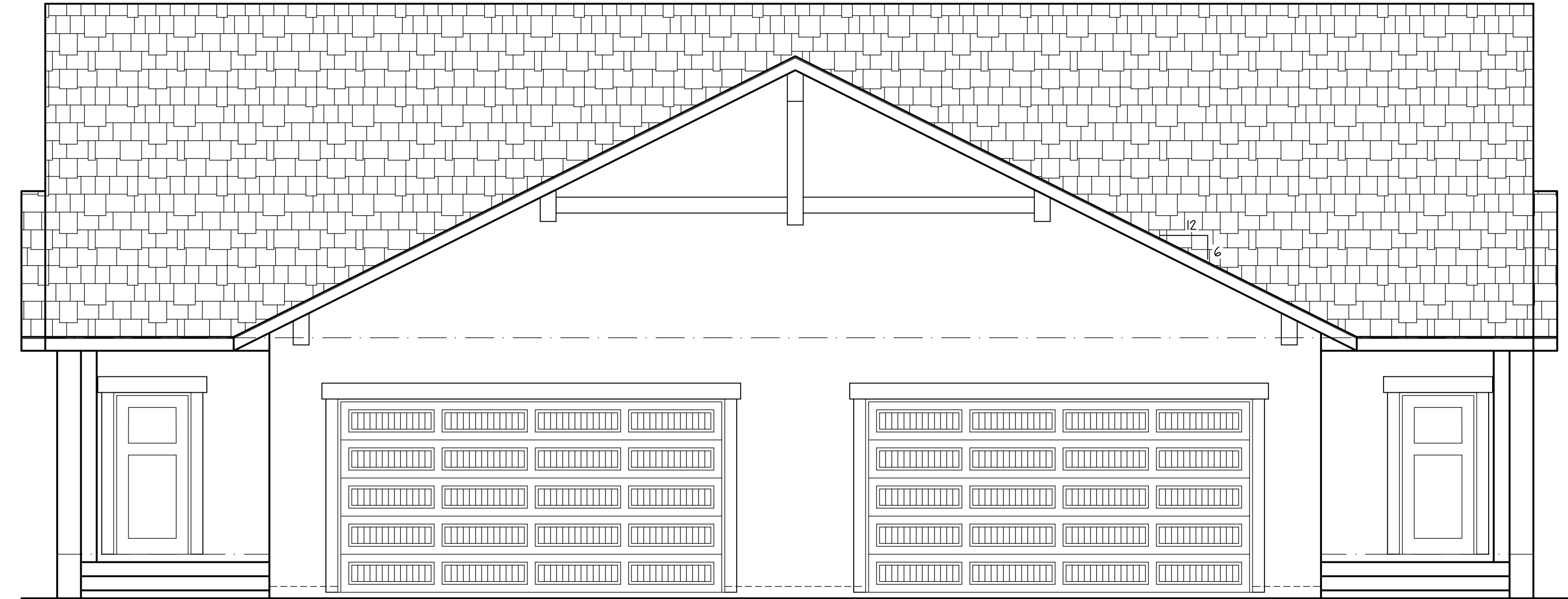
REVISIONS:

DATE: 05/19/20
DRN BY: MBL
PROJECT NO: 20040
SHEET:

A3 of ?

Highmark, llc
HOMES & DESIGN

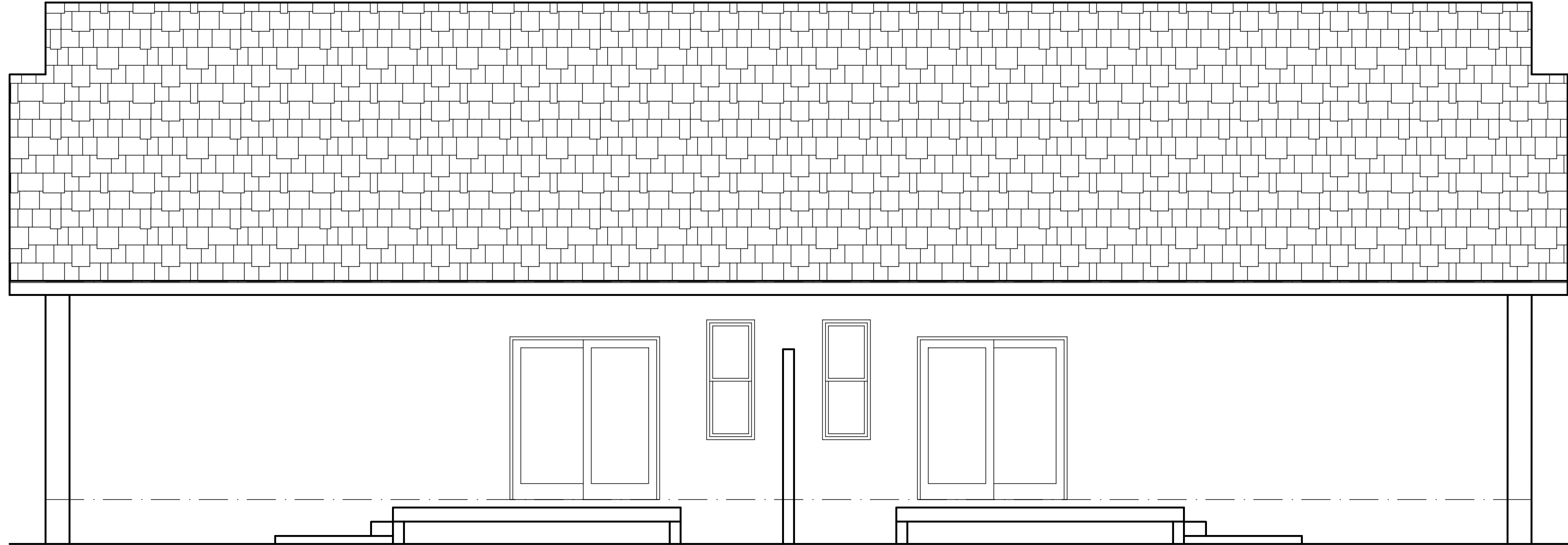
P. O. BOX 7662 WOODLAND PARK, CO 80863 OFF: 687-3357 FAX: 687-1901



FRONT ELEVATION
SCALE 1/4" = 1'-0"



WEST SIDE ELEVATION
SCALE 1/4" = 1'-0"



SOUTH REAR ELEVATION
SCALE 1/4" = 1'-0"

Highmark, llc

HOMES & DESIGN

P. O. BOX 7562 WOODLAND PARK, CO 80863 OFF: 687-3357 FAX: 687-1901

BRECKEN DUPLEX B

???

Woodland Park, Colorado 80863

LORING'S CADD HOUSE

11 N 15TH ST

WOODLAND SPRINGS, CO 80004

687-2443

REVISIONS:

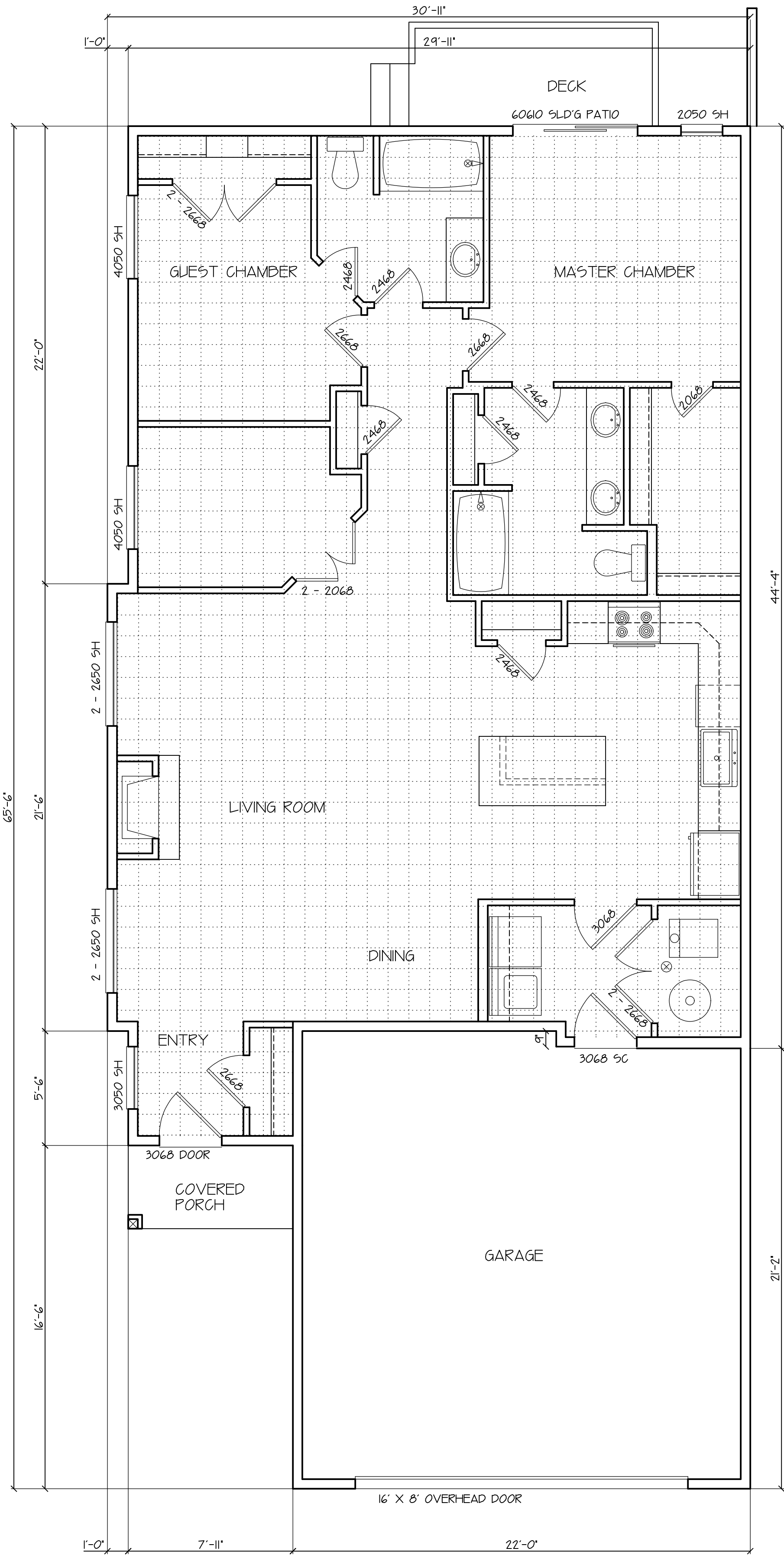
DATE: 06/11/20

DRN BY: MBL

PROJECT NO: 20044

SHEET:

A1 of ?

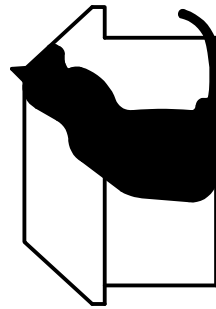


MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA: 1373 S.F.
GARAGE: 477 S.F.

BRECKEN DUPLEX B

??
Woodland Park, Colorado 80863

LORING'S CADD HOUSE
11 N 15TH ST
WOODLAND SPRINGS, CO 80904
602-2443



REVISIONS:

DATE: 06/11/20
DRN BY: MBL
PROJECT NO: 20044
SHEET:

A3 of ?