WOODLAND PARK PLANNING COMMISSION MEETING AGENDA
7:00 PM – April 22, 2021
Council Chambers - 220 W. South Ave.

This meeting is a hybrid in-person and Zoom meeting. The Zoom meeting link is in the calendar at the bottom of the City website (www.city-woodlandpark.org). Public input is very important to the Planning Commission and comments are encouraged in writing in advance. For more information and to submit comments, call the Planning Department at 719-687-5209.

1. **ORDER & ROLL CALL**
2. **APPROVE MINUTES:** April 8, 2021
3. **PUBLIC HEARINGS**
   - **A. ZON2021-05 The Grove at Spruce Haven:** A rezoning request by HopTree Development, LLC (Joe Kent & Erin Obering, Applicant) and Diane K. Dunlap Kremer Trust (Bradley Philson, Property Owner) to rezone from Community Commercial (CC) to Multi-Family Residential Suburban (MFS) approximately 1.71 acres of land (portion of the west half of the northwest quarter of Section 24, Township 12 South, Range 69 (AKA portion Kowitz tracts) (920 Spruce Haven Drive). *(City Council Public Hearing 7 p.m. – May 20, 2021)* (**QJ)**
   - **B. Pines at Tamarac PUD and Preliminary Plat Extension:** A request by Dave Garretson (Applicant & Property Owner) for a 2-year extension of the approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and a one (1) year extension of the approved Pines at Tamarac Preliminary Plat for residential development on 20.61 acreas on Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district. *(City Council Public Hearing 7 p.m. - May 6, 2021)* (**QJ**)
4. **REPORTS**
   - **A. Comprehensive Plan**: Envision Woodland Park 2030
5. **ADJOURN**

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES *for* APRIL 8, 2021 – 7:00 PM
Council Chambers, 220 W South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to sriley@city-woodlandpark.org.

1. **ORDER AND ROLL CALL:** Order was called at 7:08 p.m. Commissioners present: In-person - Chairman DeVaux, Vice-Chairman Ken Hartsfield, Al Bunge, Eric Disman, Vickie Good; Zoom - Lee Brown, Larry Larsen. Commissioners absent: Ellen Carrick. Staff present: Planning Director Sally Riley (Zoom), City Planner Lor Pellegrino (in-person), Planning Technician Dave Burgess (in-person).
2. **APPROVAL OF MINUTES:** The March 11, 2021 minutes were approved as presented.
3. **PUBLIC HEARINGS**
   A. **SUB2021-04 Dixon Final Plat:** Consider a subdivision by Julie & Joseph Watson (Property Owner) at 1247 Mountain Meadows Drive (Lot 2R, Watson Subdivision Exemption Plat) in the Suburban Residential (SR) zone. (QJ) (City Council Public Hearing 7 p.m., 4-15-2021)

City Planner Pellegrino presented the staff report via a slide show, going over the subdivision application as submitted including the draft Dixon Subdivision plat. Staff recommended that the Planning Commission recommend that City Council approve the *Dixon Subdivision*, A *Minor Subdivision of Lot 2R, Watson Subdivision Exemption Plat* based on findings of conformance to the Subdivision and Zoning regulations as described in the staff report and as presented at public hearings, subject to the following conditions: 1. Prior to approval of the plat by City Council: (a) The subdivider shall submit (i) a signed subdivision development agreement (SDA) in a form acceptable to the City agreeing to extend, provide, install and connect to the existing waste water system the proposed sanitary sewer main extension, and (ii) concurrent with the SDA, a subdivision improvement guarantee in a form acceptable to the City in the amount of 150% (equal to 100% of the cost, as estimated by the subdivider and approved by the City, of installing the sewer main plus 50%) and 2. The subdivider shall submit a Park Capital fee totaling $2,133.00. She stated that the applicant Mrs. Watson and the Lot 2 purchaser Mr. Dixon were in attendance in person and available to answer questions.

Mr. Rob Dixon stated that he was working with staff and Park State Bank on the Subdivision Development Agreement and the Letter of Credit for the sewer main extension.

Vice-Chairman Hartsfield asked if Lot 1 has existing sewer service. City Planner Pellegrino stated that a service line does extend from the existing sewer main to the existing house on Lot 1 and that this service line may continue to exist and does not need to reconnect to the extended sewer main.

Commissioner Good asked if Lot 3R contains a home. City Planner Pellegrino stated that a home does exist on Lot 3R and the owner, Ms. Carol Jacobs, is in the audience.

Chairman DeVaux opened the public comment portion of the meeting.

Ms. Carol Jacobs, 1259 Mountain Meadows Drive, Woodland Park (in person) stated that she has spoken to Mr. Dixon and is satisfied with the plat as drawn. She asked if she would have to pay for any part of the sewer main extension that will go through her property. City Planner Pellegrino stated that she would not have to pay for any of it but that she would be a party to a new separate easement agreement if a wider easement for the main is necessary.

Mr. Dixon stated that he will be making every effort to preserve existing trees within the easement.

Seeing no one else in Council Chambers wishing to speak, and none on Zoom, Chairman DeVaux closed the public comment portion of the meeting.

MOTION: Vice-Chairman Hartsfield moved, and Commissioner Bunge seconded, to recommend that City Council approve SUB2021-04 the Dixon Subdivision, A Minor Subdivision of Lot 2R, Watson Subdivision Exemption Plat based on findings of conformance to the Subdivision and Zoning regulations as described in the staff report and as presented at public hearings, subject to the following conditions:

1. Prior to approval of the plat by City Council: (a) The subdivider shall submit (i) a signed subdivision development agreement (SDA) in a form acceptable to the City agreeing to extend, provide, install and connect to the existing waste water system the proposed sanitary sewer main extension, and (ii) concurrent with the SDA, a subdivision improvement guarantee in a form acceptable to the City in the amount of 150% (equal to 100% of the cost, as estimated by the subdivider and approved by the City, of installing the sewer main plus 50%), and
2. The subdivider shall submit a Park Capital fee totaling $2,133.00.

Motion passed.

YES: Bunge, Disman, DeVaux, Brown, Good, Larsen, Hartsfield **NO:** None **Absent:** Carrick

At 7:32 pm, the Zoom meeting was closed and Commissioners Brown and Larsen left. Commissioner Brown rejoined the meeting at 7:40 pm.

4. REPORTS

A. Envision Woodland Park 2030: The Commissioners reported on the results of the first subcommittee meeting held on March 29, 2021. Staff reminded everyone that the next subcommittee meeting is April 26 and that the audits should be completed prior to the next meeting. Also, staff stated that the Comprehensive Plan Town Hall meeting is next Wednesday, April 14 from 6p-8p in the Ute Pass Cultural Center, in person or by Zoom.

B. Staff stated that two items are scheduled for the April 22 meeting.

C. Commissioner Disman stated that he has resigned and this is his last meeting. He thanked the City for the opportunity to serve. All thanked him for his service.

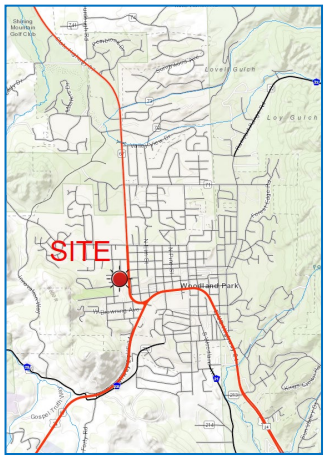
6. ADJOURN: The meeting adjourned at 7:48 pm.

Approved this _____day of _____, 2021 by _____
Jon DeVaux, Chairman

Planning Commission Staff Report
PC Public Hearing March 22, 2021

Agenda Item	Department	Presenter
3.A	Planning	Lor Pellegrino, AICP City Planner

AGENDA ITEM 3.A



ZON2021-05 The Grove at Spruce Haven: A rezoning request by HopTree Development, LLC (Joe Kent & Erin Obering, Applicant) and Diane K. Dunlap Kremer Trust (Bradley Philson, Property Owner) to rezone from Community Commercial (CC) to Multi-Family Residential Suburban (MFS) approximately 1.71 acres of land (portion of the west half of the northwest quarter of Section 24, Township 12 South, Range 69 (AKA portion Kowitz tracts) (920 Spruce Haven Drive).
(City Council Public Hearing 7 p.m. – May 20, 2021) **QJ**

BACKGROUND

This 1.71 acre unplatted parcel is currently vacant land zoned Community Commercial (CC). The Applicant would like to rezone to Multi-Family Residential Suburban (MFS), plat, then construct Townhomes.

Aerial showing surrounding uses

Despite numerous rezonings (originally zoned Residential (R-1) in 1969, then Agricultural (A-1) in 1979, and finally Community Commercial (CC) in 1996), this property has remained unimproved while development has occurred all around it. The dwellings to the west were built in 1920 (227 Coraline) and 1954 (924 Spruce Haven) while the dwellings to the east (now part of Fred's Towing) date back to the mid to late 1930s. Many of the tracts in this area were conveyed as a metes and bounds rather than a subdivision process by the Kowitz family (unplatted tracts known as the Kowitz tracts). It is not known why this tract remained as large as it is today while others in the area were distributed as 0.2 acre tracts or smaller.

On Spruce Haven Dr. looking northeast oversite and to Fred's

On Spruce Haven Dr. looking northeast over site and to Fred's Towing

On Spruce Haven Dr. looking north over site

On Spruce Haven Dr. looking west over site toward residences

EXISTING SURROUNDING USES AND ZONING

	ZONE	USE
NORTH	Suburban Residential (SR)	Woodland Hills 1 Residential Subdivision (platted 1977)
EAST	Community Commercial (CC)	Fred's Towing & Storage Yard, Cabins, Maintenance Shop
SOUTH	Service Commercial (SC)	Spruce Haven Drive, Tractor Supply Retail Store
WEST	Suburban Residential (SR)	Single Family Residences, N. Coraline Street

Zoning Map

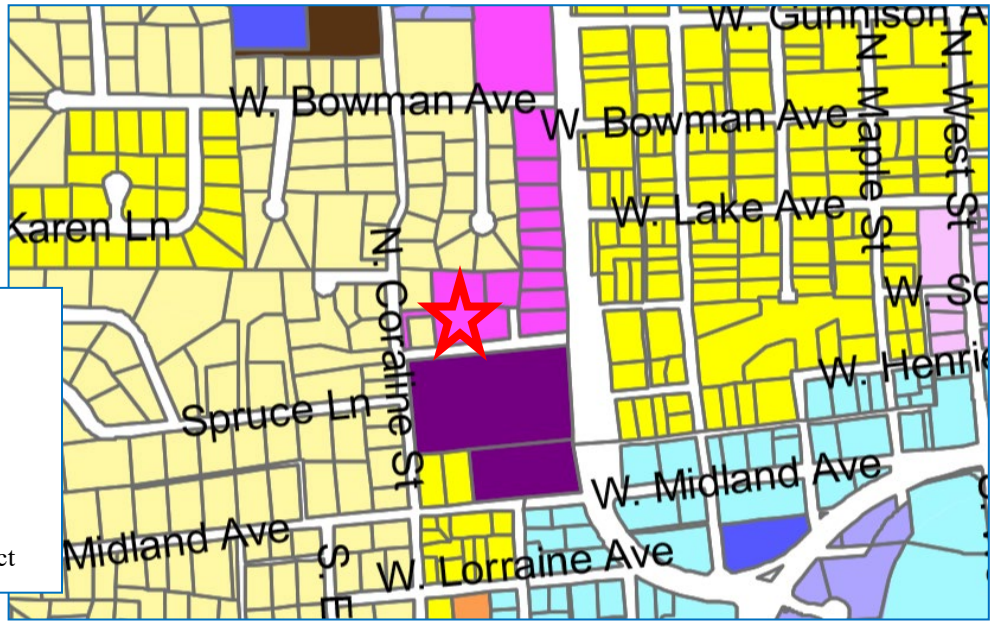
SR Suburban Residential

UR Urban Residential

CC Community Commercial

SC Service Commercial

CBD Central Business District



	COMMUNITY COMMERCIAL (CC) MC 18.21	MULTI-FAMILY RESIDENTIAL SUBURBAN (MFS) MC 18.14
Purpose	General retail, office, community service business	Max. 8 attached dwelling units/acre (max. 13 DU permitted on 1.71 ac)
Permitted Uses ***(typical)***	Sports Club, Vet, Pet Shop, Rec Center, Auto Part Sales, Auto Rental, Office, Bank, Copy Shop, Health Clinic, Restaurant, Retail Sales, one Single Family Unit/Duplex per lot	Park/Playground/Tennis Court, Small Home Child Care, Essential Services
Conditional Uses ***(typical)***	Greenhouse, Campground, RV Park, Appliance/Furniture Repair, Gas Station, Auto Sales, Contractor Services/Office, Hotel, Fast Food, Warehouse, Self-Storage, **Multi-family (3+ DU) subject to platting, Apartments**	Residence Care Home, Nursing Home, School, Church, Public Facility, **Duplexes/Multi-Family Units subject to platting, Apartments**
Height	35 feet	30 feet (20 feet accessory building)
Setbacks	25 feet Front/Rear; 8 feet Side (15 feet abutting residential zone)	25 feet Front/Rear, 8 feet Side (4 feet accessory buildings)
Frontage	50 feet	40 feet
Parking	Typ. 1 space/200 SF of floor area	MC 18.14.070 • 1.5 spaces/1-bedroom unit • 2 spaces/2-bedroom unit • 2.5 spaces/3+-bedroom unit
Fencing & Shrubbery	6-foot high solid fence buffer abutting residential; may be barbed	MC 18.42: max. 6’ high privacy fence
Signs	Commercial signs allowed by permit	MC 18.48.070.C: Low-profile identification sign allowed by permit
Sidewalks	Construction required or fees-in-lieu.	MC 18.33.170: Construction required or fees-in-lieu
Landscaping	25% of lot (1/2 next to residential zone)	18.33.180.E: Streetyard landscape strip (20’) adjacent to street
Open Space	20% of lot	40% of lot

CONCEPTUAL PROPOSAL

The applicant's concept shows 7 duplexes (14 dwelling units) on the site. Given the lot size at approximately 1.71 acres, the maximum density permitted at 8 DU/acre is 13.68 DU which in all practicality rounds down to a maximum of 13 total dwelling units on this site. Remember that a rezoning application simply changes the zone district and the concept plan simply demonstrates the feasibility of development. The applicant is not bound to this concept and a site plan with this concept could not be approved since it shows greater than permitted density (14 DUs rather than 13). However, the concept does demonstrate that a development with 13 DUs is feasible.

	PROPOSED THE GROVE AT SPRUCE HAVEN
Purpose	Attached dwelling units with 6.4 units per acre
Permitted Uses *(typical)*	Single family attached townhomes, 14 units with 7 buildings.
Conditional Uses *(typical)*	
Height	26 Feet
Setbacks	25 feet Front/Rear and Side
Frontage	
Parking	56 total; 28 garage and 28 outside parking spaces.
Fencing & Shrubbery	New privacy fencing surrounding the property.
Signs	No entrance signage
Sidewalks	TBD
Landscaping	64% of property will be landscaped
Traffic	Proposed 128 trips per day

DEVELOPMENT CONSIDERATIONS

Access. This tract has access to/from Spruce Haven Drive to the south which is a 59.2 foot wide dedicated and improved public right-of-way/local street (Book 290, Page 399 & 400, Reception No. 182862).

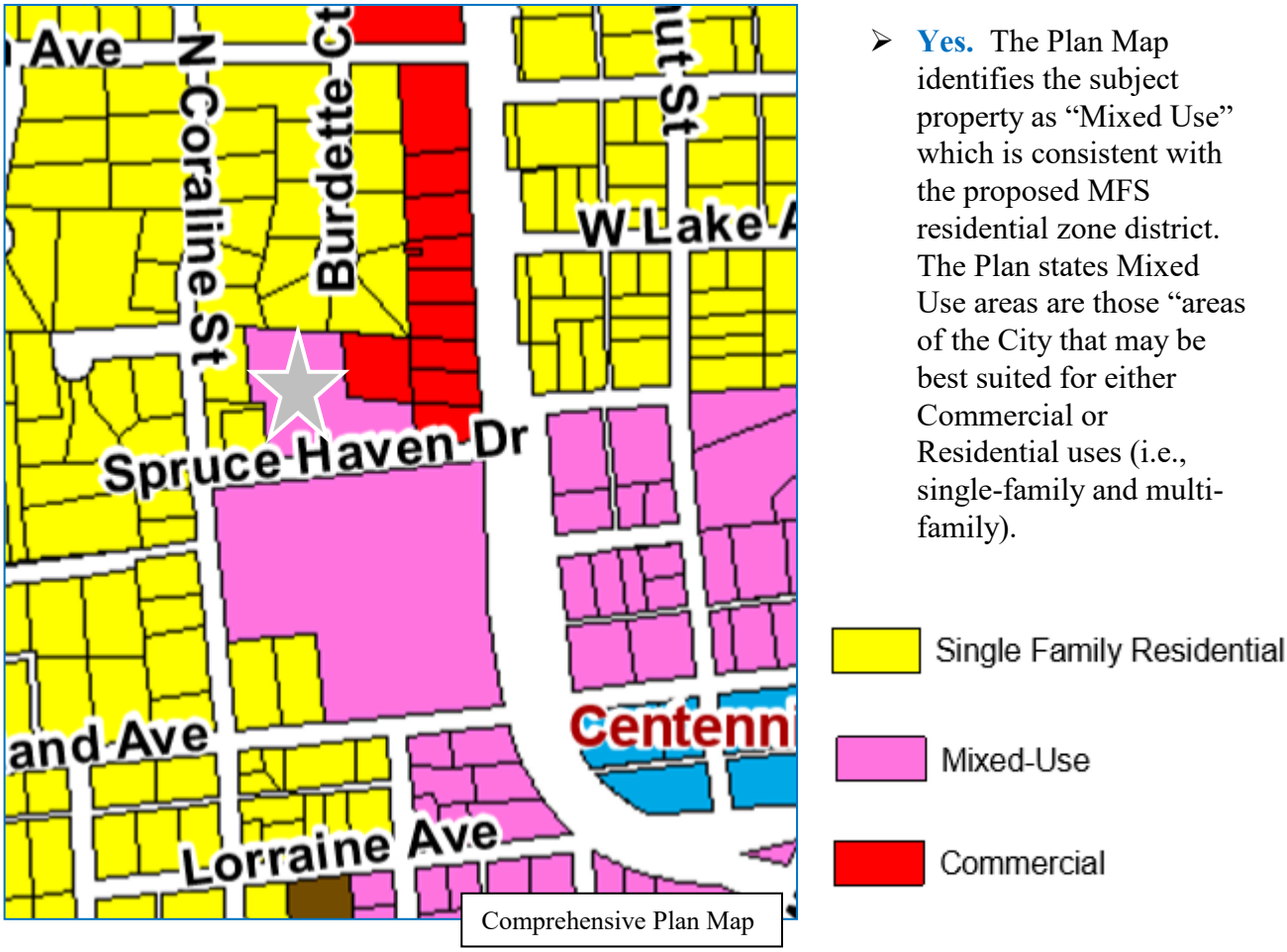
Utilities. A public water main is located under Coraline Street and a public sewer main is located under Spruce Haven Drive. Extension of the surrounding utility mains to reach this tract is feasible with development of the property. Dry utilities (i.e., natural gas, electric, phone and cable) are also available in the area. An analysis of the City's capacity to serve new residential tracts is provided within the "Rezoning Analysis" section of this staff report. The applicant would be required to submit for a Conditional Use Permit and concurrent Site Plan for Planning Commission and City Council review. Plan and profile drawings of all infrastructure (water and sewer lines, roads, etc.) and all engineering would be submitted with the Zoning Development Permits and must comply with all City requirements.

Drainage and Topography. The topography is a gentle slope that drains from the southwest to the northeast with the lowest elevation at 8,602 feet in the northeast corner and the highest at 8,627 feet in the southwest corner. The site is predominantly open grass with a few clusters of aspens. If the rezoning is approved, the applicant would be required to submit for a Conditional Use Permit and concurrent Site Plan for Planning Commission and City Council review. Construction drawings for all drainage and erosion control and all engineering would be submitted with the Zoning Development Permits and must comply with all City requirements

REZONING ANALYSIS

Amendments to Title 18 (including supplements, changes, modifications or repeal of boundaries or regulations) are regulated by MC 18.69.010 and City Charter Section 15.7. This section of the Municipal Code outlines the process for review and the review bodies involved, but does not provide any specific review criteria. It is staff policy to use the Comprehensive Plan as a guide and the following review criteria when considering rezoning applications:

1. *Is the proposed zoning consistent with the Comprehensive Plan Map?*



Comprehensive Plan Map

- **Yes.** The Plan Map identifies the subject property as "Mixed Use" which is consistent with the proposed MFS residential zone district. The Plan states Mixed Use areas are those "areas of the City that may be best suited for either Commercial or Residential uses (i.e., single-family and multi-family).

2. *Is the proposed zoning consistent with the Comprehensive Plan Goals and Objectives?*
   - **Yes.** Staff believes that the rezoning request meets many Plan Goals and Objectives including:

     Land Use and Growth Goal #1 provides opportunities for growth and development while preserving community and environmental quality. The MFS zone reduces sprawl by allowing higher densities and reducing the amount of needed infrastructure.

     Housing Goal #1 provides for a balanced and diverse housing supply that is well-designed and maintained, and available and accessible to all citizens throughout the entire community. Townhomes are encouraged in the MFS zone district and provide a more balanced and diverse supply of housing to the community.

Economic Development Objective #1.6 increases desirability of Woodland Park as a place to live and work by providing diverse housing options. Allowing for a higher density on this full serviced infill tract provides more housing options for City residents.

3. *Have changes occurred in the surrounding properties that warrant a change in zoning classification?*
   - **Yes.** The tract has been vacant and undeveloped since City incorporation in 1891. A buyer is currently interested in purchasing the tract and would like to develop 14 dwelling units (7 duplexes). In October 2016, the City in conjunction with Teller County and surrounding communities, published the "Affordable Housing Needs Assessment" which identified a present need of at least 741 rental, workforce, senior, and other housing units in the City of Woodland Park. The demand for attainable housing is a real and pressing change that supports this rezoning application.

4. *Is rezoning to MFU zone appropriate at this location?*
   - **Yes.** The opportunity for higher density housing located on this infill tract surrounded by developed subdivisions is advantageous for the use of existing infrastructure and provides an orderly development progression. The site is proximate to City parks, open space, schools, places of worship, emergency services, utilities and transportation corridors. The property's terrain, access and proximity to services creates a very developable parcel and thus reduces sprawl with a higher density development. Finally, the property abuts residential zone districts (Suburban Residential) to the north and west and commercial (mixed use) zones to the east and north and therefore is compatible with surrounding residential uses and zone districts.

5. Can the maximum density be served with planned water resources?
   - **Yes.** The MFS Zone allows up to 8 du/ac (up to 13 DU on 1.71 acres) to the planned build-out scenario of the City. The "2017 Vacant Lot and Land Use Study" forecasts a population scenario of 13,600 residents at build-out versus the planned target of 12,600 residents based upon developable water supply of 1,475 acre-feet. Attachment C is a memo from Utilities Director Kip Wiley who explains this issue in detail. It is understood that an increase in residential densities can be supported on the short term because the City currently has the water to serve the proposed high-density development today. However, in the long term it is difficult to predict if the City will utilize the planned water resources prior to the build-out of all vacant lands. At the time of this rezoning application approved by the City of Woodland Park, the growth represented by its build-out is compatible with the City's Comprehensive Plan. The City is in the process of developing water supplies which are sufficient to serve the City in accordance with the Comprehensive Plan. However, because water development is only partially within the City's control, the City cannot reserve water for specific lands and cannot guarantee that water taps will be available for any specific property at any future date including future lots in this tract.

6. Can the maximum density be served with wastewater treatment resources?
   - **Yes.** With the recently completed expansion of the City's wastewater treatment plant, a service population of 14,100 people can be accommodated. Wastewater treatment capacity to serve the proposed zoning change is available and adequate for present and future needs.

The City's development standards are applied with the Site Plan Review (SPR) application and the Townhome Plat. These standards apply to infrastructure improvements for roads, drainage, and utility installation. When structures are proposed, a site plan and building plans are reviewed and approved by City staff. Zoning, building, engineering and other standards address construction, siting, grading, lot drainage, landscaping, tree preservation, lighting, parking, architectural design and other design considerations.

REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission public hearing. The site was posted with a public notice poster and notice of the public hearing was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no written comments regarding this rezoning proposal.

Applications were referred to the City Utilities/Public Works Director, the City Inspector, CDOT, IREA and the NETCFPD. All comments made have incorporated into this Staff Report or can be addressed with subsequent development applications (i.e., Site Plan and Zoning Permits).

STAFF RECOMMENDATION

APPROVE the zone change from Community Commercial (CC) to Multi-family Residential Suburban (MFS) for the 1.71 acre tract in the West Half of the Northwest Quarter of Section 24, Township 12 South, Range 69 West of the 6th P.M. (920 Spruce Haven Drive).

PLANNING COMMISSION REVIEW

The Planning Commission public hearing is scheduled for April 22, 2021. Pursuant to Title 18.69 and the City Charter Section 15.7, the Planning Commission shall review the application and make a recommendation to City Council.

CITY COUNCIL REVIEW

The City Council first reading of the rezoning ordinance is scheduled for May 6 and the public hearing is scheduled for May 20, 2021. Pursuant to Title 18.69 and City Charter Section 15.7, City Council shall review the request and shall either zone the property or deny the request. Four (4) affirmative votes of the Mayor and members of Council shall be required to overrule the recommendations of the Planning Commission. Any request denied shall not be resubmitted or reconsidered for a period of one (1) year after such denial, unless an initiated petition is approved (City Charter Section 8.1).

STAFF REPORT ATTACHMENTS

A. Application
B. Comments: Water Analysis Memo by Utilities Director

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ELEVATE! COLORADO
WOODLAND PARK
CITY ABOVE THE CLOUDS

2021 GENERAL APPLICATION
(Revised 1/1/2021)

Project # 202103054
Case # ZON2021-05
Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

RECEIVED 3/16/21

Type of Application (Check one or more as applicable)

- ☐ Site Plan Review Permitted Use
- ☐ Site Plan Review Conditional Use
- ☐ Conditional Use Permit
- ☑ Zoning Change
- ☐ Extension of Development
- ☐ Special Use Permit
- ☐ Planned Unit Development (PUD)
- ☐ PUD Amendment
- ☐ Appeal
- ☐ Variance
- ☐ Preliminary Plat
- ☐ Exemption Plat
- ☐ Final Plat
- ☐ Townhouse Plat
- ☐ Condominium Plat

1. Applicant Information

a. Applicant Name HopTree Development, LLC.
b. Project Coordinator ☐ Property Owner ☑ (Contingent offer on property)
c. Mailing Address 1729 Alamo Avenue, Colorado Springs, CO
d. E-mail Address joe@hoptreedevelopment.com
e. Phone Numbers Home 719-445-1173 Work _____ Mobile _____

2. Property Owner Information (if different from above)

a. Name Diane K. Dunlap Kremer Trust Project Contact? Yes ☐ No ☑
b. Mailing Address _____
c. E-mail Address _____
d. Phone Numbers Home _____ Work _____ Mobile _____

3. Site Information

a. Site Address 920 Spruce Haven Dr., Woodland Park, CO
b. Lot ____ Block ____ Subdivision West Half of the Northwest Quarter of Section 24, Township 12 South, Range 69 West of the 6th P.M. AKA PT Kowitz Tracts
c. Property Zoning CC Lot Size 2.18 Acres ☑ Square Feet ☐

4. Project Information

a. Project Name ~~Rampart Village Townhomes~~ Grove at Spruce Haven
b. Brief Description of Project/Request We are seeking City approval to rezone the un-platted, 2.18-acre parcel, currently zoned Community Commercial (CC), to Multi-Family Residential Suburban (MFS) and plat the parcel to allow for construction of 7, 2-unit townhomes (14-single family attached dwellings), as outlined in the attached documents.
c. Project Narrative *(On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)*

5. Consultant Information (if applicable)

a. **Architect**

i. Project Contact _____

ii. Firm Name _____

iii. Physical Address _____

iv. Mailing Address _____

v. E-mail Address _____

vi. Phone Numbers: Business _____ Mobile _____

b. **Engineer**

i. Project Contact David Mijares

ii. Firm Name Catamount Engineering

iii. Physical Address 321 Henriettta Av, Ste A, Woodland Park CO 80863

iv. Mailing Address _____

v. E-mail Address david@catamounteng.com

vi. Phone Numbers: Business 719-262-2124 Mobile _____

c. **Planner**

i. Project Contact _____

ii. Firm Name _____

iii. Physical Address _____

iv. Mailing Address _____

v. E-mail Address _____

vi. Phone Numbers: Business _____ Mobile _____

d. **Surveyor**

i. Project Contact Joe Alessi

ii. Firm Name Alessi and Associates

iii. Physical Address 2989 Broadmoor Valley Rd., Colorado Springs CO 80906

iv. Mailing Address _____

v. E-mail Address _____

vi. Phone Numbers: Business 719-540-8832 Mobile _____

e. **Other** (specify role) _____

i. Project Contact _____

ii. Firm Name _____

iii. Physical Address _____

iv. Mailing Address _____

v. E-mail Address _____

vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports *(narrative, traffic study, drainage, etc.)*
All Types	1	1	1	1	1	1

7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the property.

DocuSigned by:
Bradley Phillson
5AFE8D4328E34EB...

3/15/2021

Owner Date

Owner Date

9. Certification:

The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

3/15/2021

Applicant Date

DocuSign Envelope ID: 4F25576C-4068-48EB-A3D4-E7C258CDF857

City Use Only

1. Submission 3-16, 2021, taken by Dave Burgess
   Fee Received _____, 20___, taken by _____

2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.

3. Public Hearing Notice
   Published _____, 20__
   Posted _____, 20__
   Adjacent Property Notification _____, 20___.

4. Planning Commission Public Hearing April 22, 2021.
   Board of Adjustment Public Hearing (when applicable) ~~N/A~~, 20___.

5. City Council First Reading of Ordinance (if applicable) May 6, 2022.
   City Council Public Hearing May 20, 2021.
   Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20__.

7. Additional Information

HopTree
DEVELOPMENT

City of Woodland Park
Development Services
220 W South Avenue
Woodland Park, CO 80863

Rezoning Request
The Grove at Spruce Haven
920 Spruce Haven Drive
West Half of the Northwest Quarter of Section 24, Township 12 South, Range 69 West of the 6th P.M.
Requesting Entity: Grove at Spruce Haven, LLC

Project Overview
We are seeking City approval to rezone the un-platted, 2.18-acre parcel, currently zoned Community Commercial (CC), to Multi-Family Residential Suburban (MFS) and plat the parcel to allow for construction of 7, 2-unit townhomes (14-single family attached dwellings), as outlined in this submittal. The proposed development will result in density of 6.4-units per acre, 20 percent below the MFS zone maximum allowed density of 8-units per acre. Each dwelling will include 3-bedrooms, 2-bathrooms and 2-car garage, totaling approximately 1,650 square feet of living space.

The homes are designed to be high-efficient, low-maintenance. Proposed standard exteriors finishes will include stucco, composite decking, and bronze steel roofing. Standard interior finishes will include 10' ceilings, a mix of carpet and hard surface flooring, solid wood cabinets, and granite countertops. The units are expected to list starting in the mid-$300's, meeting the need for more attainable, work-force housing, as outlined the in the 2016 Teller County Affordable Housing Report.

Area Characteristics

	ZONE	USE
NORTH	Suburban Residential (SR)	Woodland Hills 1 Residential Subdivision
EAST	Community Commercial (CC)	Fred's Towing and Storage Yard
SOUTH	Service Commercial (SC)	Spruce Haven Drive, Tractor Supply Retail Store
WEST	Suburban Residential (SR)	Single Family Residences, N. Coraline Street

Site Characteristics
This tract has access to/from Spruce Haven Drive, a 60 foot-wide dedicated and improved public right-of- way/local street, along the south property boundary. Public water and sewer mains are located in the Spruce Haven Drive ROW. Natural gas, electric, and data service are also available in the area.

The topography slopes from the southwest to the northeast, with the lowest elevation at 8,602 feet in the northeast corner and the highest at 8,627 feet in the southwest corner. The site is predominantly native grass with a several mature clusters of aspens and evergreen, all of which we have taken steps to maintain with our design. Additional trees will be included in the site landscape design. In addition, new privacy fencing will be erected along the east, north, and west lot lines, including where the existing Fred's Towing sheet metal barrier is located, which we believe will generally improve the area aesthetic.

HopTree
DEVELOPMENT

The proposed site plan includes a 25' setback around the exterior of the property, where an 8' setback is required.

Development Considerations
We believe rezoning from CC to MFS is the best and highest use of the parcel and will provide a natural transition between the existing single family and commercial uses. The proposal aligns with the current Woodland Park Comprehensive Plan, which identifies the subject property as *Mixed Use*, defined as areas of the City that may best suited for either commercial or residential uses and meets the following comprehensive plan goals:

- Land Use and Growth Goal #1 is to provide opportunities for growth and development, while preserving community and environmental quality. The MFS Zone District reduces sprawl and provides for a more efficient use of infrastructure.
- Housing Goal #1 is to provide a balanced and diverse housing supply that is well- designed, well maintained, and available and accessible to all citizens throughout the entire community. As outlined above, the homes will provide balanced housing stock, while maintaining a harmonious aesthetic.
- Housing Objective 1.1: Promote stable, safe, diverse neighborhoods throughout Woodland Park that provide a wide range of housing options and link residents to destinations to learn, work, ship, recreate and relax. This development improves the range of housing options available.
- Community Character and Design Action 1.2.1: Promote compatible infill... that fits with the character of its neighborhood (... appropriate buffers and transitions between land uses, street and trail connections...) We believe this development fits with the character of the neighborhood.
- Economic Development Action 1.4.2: Encourage infill residential and workplace developments near downtown retail locations to augment local demand for retail goods and services, to create additional sources of labor for businesses and generate a sense of place, through more people energizing the downtown. This infill residential project will support downtown businesses.
- Community Character and Design Action 1.5.1: ... [consider] the type, placement and maintenance of landscaping; the preservation of ... existing trees to the maximum extent feasible. We have worked diligently to preserve the existing trees.
- Economic Development Objective #1.6 is to increase desirability of Woodland Park as a place to live and work by providing diverse housing options, expanded educational opportunities and additional community amenities. Allowing for a higher density on this tract can provide more housing options to current and future residents in Woodland Park as an infill development.
- Water Action 2.1.1: ...prioritize land uses/housing needs ...to produce maximum benefit... Land uses/housing needs currently in highest priority include affordable housing and higher density housing in and adjacent to the central business district.

Despite numerous re-zonings (originally zoned Residential (R-1) in 1969, then Agricultural (A-1) in 1979, and finally Community Commercial (CC) in 1996), this property has remained unimproved while development has occurred on all adjacent parcels.

HopTree
DEVELOPMENT

Community Feedback

Prior to rezoning submittal, we sent letters to approximately 30 properties in the neighborhood with an overview of the project and a request for feedback and input on our proposed site plan. We received feedback from approximately 30% of the surrounding properties. We incorporated input throughout the proposal and shared the direct feedback with City Planning. It is our expectation that we continue to collaborate closely with our neighbors as we move forward, including monthly project updates for those interested.

HopTree
DEVELOPMENT

Rezoning Impact Analysis

	COMMUNITY COMMERCIAL (CC)	MULTI-FAMILY RESIDENTIAL (MFS)	PROPOSED THE GROVE AT SPRUCE HAVEN
Purpose	General retail, office, community service business	Attached dwelling units with 2-8 dwelling units/acre	Attached dwelling units with 6.4 units per acre
Permitted Uses *(typical)*	Sports Club, Vet, Pet Shop, Rec Center, Auto Part Sales, Auto Rental, Office, Bank, Copy Shop, Health Clinic, Restaurant, Retail Sales	Single-Family, Two-Family, 3-4 attached units, 5+ attached units	Single family attached townhomes, 14 units with 7 buildings.
Conditional Uses *(typical)*	Greenhouse, Campground, RV Park, Appliance/Furniture Repair, Gas Station, Auto Sales, Contractor Office, Hotel, Fast Food, Warehouse, Storage	Single Family requiring subdivision, Taxi/Bus Station, School, Church, Nursing Home,	
Height	35 feet	30 feet (accessory building 20 feet)	26 Feet
Setbacks	25 feet Front/Rear; 8 feet Side (15 feet abutting residential zone)	25 feet Front/Rear; 8 feet Side (4' accessory buildings)	25 feet Front/Rear and Side
Frontage	50 feet	40 feet	
Parking	Typ. 1 space/200 SF of floor area	1.5 spaces/1-bedroom unit 2 spaces/2-bedroom unit 2.5 spaces/3+-bedroom unit (35)	56 total; 28 garage and 28 outside parking spaces.
Fencing & Shrubbery	6-foot high solid fence buffer abutting residential; may be barbed.	No requirement.	New privacy fencing surrounding the property.
Signs	Commercial signs allowed by permit.	Entrance signs allowed by permit.	No entrance signage
Sidewalks	Construction required or fees-in-lieu.	Construction required or fees-in-lieu.	TBD
Landscaping	25% of lot (1/2 next to residential zone)	No requirement	64% of property will be landscaped
Traffic	No requirement – typical 396 - 972 trips per day.	No requirement	Proposed 128 trips per day

HopTree
DEVELOPMENT

Proposed Site Plan

Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

Account Information (provided by Assessor)

Account No R0000735
Parcel Id 6029.242000250
2019 Values Click for 2019 Notice of Value
Actual $197,518
Assessed $57,280
Tax Dist 60
Acct Type Comm Vacant
School Dist RE-2
Acres 2.1800
Map No. 3029-24
Owner Name DUNLAP KREMER TRUST, DIANE K
Mailing Address C/O UNION BANK & TRUSTCO PO BOX 82535 LINCOLN, NE 685012535
Physical Address 920 SPRUCE HAVEN DR
Area KOWITZ TRACTS (UNPLATTED)

Legal Description 24-12-69 POR W2NW4 AKA PT KOWITZ TRACTS

Show Map Show Sales Map Commercial Sales List Vacant Land Sales List

Zoning Information (provided by Community Development Services Division for Questions call 719-687-3048)

Zoning WPCC

Land Information (provided by Assessor)

Land Type	Abst Code	Acres
Commercial	0200	2.1800
	TOTAL	**2.1800**

Transfers (provided by Assessor)

Commercial Sales List

Sale Date	Reception No	Deed Type	Sale Price
01/31/2003	544928	Warranty Deed	$117,500
06/14/2005	581361	Warranty Deed	$280,000

SITE
314
W Spruce Haven Dr
N Coraline St
State Highway 67
67

MEMO

To: Sally Riley, Planning Director
Lor Pellegrino, City Planner
Robyn Brown, City Engineer/Public Works Director
Phil Pyles, City Construction Inspector

From: Kip Wiley, Utilities Director

Date: March 25, 2021

Subject: The Grove at Spruce Haven - 14 Multifamily units

The proposed multifamily use will result in higher water usage than the currently zoned use allowed in Community Commercial District. The additional dwelling units will further expand the City's water service population above the population previously committed to 12,600 people at build-out. With a new expansion of the wastewater treatment facility the City will be able to support a population of 14,100. Therefore, wastewater needs will be met when densities are increased. Water available is based on 1,475 AF of total annual water and 0.117 AF per capita per year. The City Staff has estimated water availability based upon the build-out of residential zoned vacant lots, master planned subdivisions and estimated densities of unplatted land. The most current vacant lot study (2018) shows a built out population of 13,600 to include 400 high priority units. The additional 1,000 people or 404 units stretches our water availability. If the current vacant property does not develop as planned, meaning less density (fewer dwelling units) there could be more water available. It could also work in the opposite direction. It is difficult to precisely predict the future development of vacant property. Currently we have the physical water to support this proposal if built today. If built in the future, it will have to be decided whether or not these density increases can be supplied with water and wastewater services.

To reiterate, we have the physical water to support 14 dwelling units. What we do not know is exactly how the City will grow/develop into the future and increasing the number of dwelling units in this area will more than likely (if built out) limit the number of taps we sell in the future and potentially increase the overall build out population. The City will not be able to guarantee water to all vacant lots as density increase on those lots that were not planned for larger densities. Adding more potential dwelling units to the current planned total dwelling units will remove potential water from the vacant lots that develop in the future unless more water is legally acquired and developed/purchased (i.e. transmitted, stored and purchased). In summary, an increase in residential densities can be supported on the short term because the City currently has the water to serve additional multifamily units. However, on the long term it is difficult to predict if the City will utilize the planned water resources prior to build-out of all vacant lands. City Council will also have to allocate all multifamily unit water taps for the proposed project.

The proposed development of this property would also require the water main in Spruce Haven to be extended 275 feet to Coraline Street. The City's Engineering Specification require no more than 12 units on a dead end water line. The water main is located on the south side of Spruce Haven drive and is a dead end at the Tractor Supply Company. Sewer service may be challenging as this lot slopes toward the north and there is not a sewer main to tie into on the north side of the property. The sewer service would need to flow toward Spruce Haven Drive or Coraline Street. This may require the units to be reconfigured on the lot and the lot to be raise to acquire adequate slopes for sewer service.

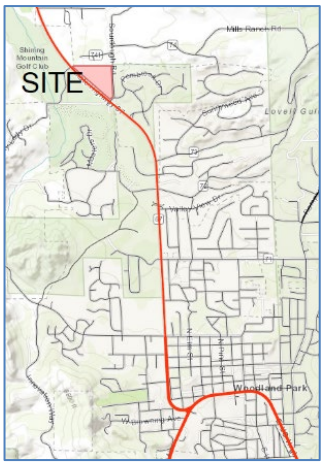
All proposed multifamily taps are allocated on a project by project approval basis. All propose multifamily projects triplex or larger are review by City staff for recommendation and City Council approval. The applicant shall pay a tap fee of $200.00 per multifamily tap allocation at the time of City Council approval.

Planning Commission Staff Report

Public Hearing: 7 pm – March 22, 2021

Agenda Item	Department	Presenter
3.B	Planning	Lor Pellegrino, AICP City Planner

AGENDA ITEM 3.B



Pines at Tamarac PUD and Preliminary Plat Extension: A request by Dave Garretson (Property Owner) for a 2-year extension of the approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and a 1-year extension of the approved Pines at Tamarac Preliminary Plat for residential development on 20.61 acres on Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district.
(City Council Public Hearing 7 p.m. - May 6, 2021) (**QJ**)

BACKGROUND

On March 30, 2021, the City received a written request to extend the PUD Development Plan and the Preliminary Plat (PUD#19-001 & SUB#19-005) for a 26-lot detached single family residential development. The original approval for the combined applications was granted by City Council on July 18, 2019. The property is currently listed for sale but the property owner wishes to maintain the approved entitlement and would like the development to proceed as originally approved. The approved plans are attached to this staff report. Pursuant to Municipal Code §17.20.090 and §18.30.050, both the preliminary plat and PUD approvals are valid for 24 months (two years). The preliminary plat may be extended one year by the Planning Commission and the PUD Development Plan may be extended two years by City Council resolution.

STAFF FINDINGS

Staff believes that it is reasonable to extend the Pines at Tamarac PUD and Preliminary Plat (both as combined) for two additional years, finding that it is a combined application that is originally approved for two years; that the first phase of development is underway with the production and submittal of the construction drawings for the SH67 northbound deceleration lane; that these engineering drawings are currently in review by CDOT and the City; that there have been no new zoning or subdivision regulation revisions that occurred between 2019 and today that materially affect the PUD and preliminary plat approval or the development design and layout; and, that all conditions as originally approved will also be extended and would still be in effect and apply.

STAFF RECOMMENDATION

Approve a 2-year extension of the Pines at Tamarac PUD Development Plan and Preliminary Plat with the expiration date of July 18, 2023.

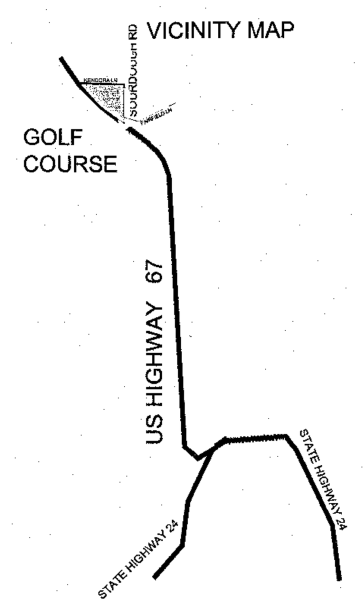
Or:

Approve a 2-year extension of Pines at Tamarac PUD Development Plan to July 18, 2023 and approve a 1-year extension of the Preliminary Plat to July 18, 2022.

ATTACHMENTS

Approved Pines at Tamarac PUD and Preliminary Plat

Pines at Tamarac PUD PRELIMINARY PLAT



OWNER/ DEVELOPER:
THE PINES AT TAMARAC
6465 GOOD FORTUNE RD
PEYTON, CO 80831
(805)-610-2177

APPLICANT:
THOMAS + THOMAS PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE
702 N. TEJON ST.
COLORADO SPRINGS, CO 80903
(719)-578-8777

SURVEYOR:
KEVIN LLOYD
RAMPART SURVEYS, LLC
P.O.BOX 5101
WOODLAND PARK, CO 80866
(719)-687-0920

LEGAL DESCRIPTION

Lot 2, Dayspring Christian Fellowship

PUD DEVELOPMENT STANDARDS

OPEN SPACE:

24.5 % of the 20.61-acre Pines Tamarac (5.05 acres) is set aside and/or preserved as open space as Tracts A - D. Proposed open space includes open space and drainage tracts. Planned pedestrian paths are planned for the site. Open space has been provided in excess of the required 15 % gross development area.

RESIDENTIAL USE & DIMENSIONAL STANDARDS:

1. The maximum density in the Pines at Tamarac shall not exceed 1.26 DU/ gross acre (26 DU Max).
2. There shall only be one (1) Principal (primary) use of Single-Family Residence conducted on a lot. Guest houses and/or accessory dwelling units shall not be permitted. Home occupations are subject to permitting by City of Woodland Park.
3. Allowed Uses Include:Single Family Residential, mail kiosks, trail corridors, development signage, pedestrian walkways, accent fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements.
4. Minimum Lot Area: 16,000 Square Feet. Minimum lot sizes are established per lot as depicted on the plan; however, no lot shall be created and/or amended, replatted, or portions thereof conveyed which will reduce the lot area below the minimum 16,000 SF lot area.
5. Maximum Impervious Coverage: A maximum 30% gross total lot area may be impervious. The area of at grade patios and walks and/or paths shall not be counted toward impervious coverage. Driveways shall be included in the maximum impervious area calculation.
6. Maximum Structural Height: Thirty-five Feet (35').
7. Minimum Width of Lot at Front Building Setback Line: Forty Feet (40') or as otherwise depicted by the PUD.
8. Setback Requirements: (see detail for typical lot/yard orientation)
   a. Front yard: Twenty-five Feet (25')
   b. Rear yard: Twenty-five Feet Feet (25')
   c. Side yard: Eight Feet (8')
   d. Side yard(s) adjacent to road or street rights-of-way: Fifteen Feet (15')
10. Projections into side yard setbacks: Eaves and window wells, fascia, soffit, and related features and/or appurtenance may project a maximum of two (2) feet into an adjacent yard setback. .
11. Parking: each lot shall provide a minimum of two on-site parking spaces. Spaces may be provided via garage and/or onsite via private driveway. On street parking shall be subject to the provisions of the City of Woodland Park and/or future Pines at Tamarac Home Owners Association.
12. This PUD contains a five foot (5') variance from Section 17.40.140 (Minimum ROW width from 50' to 45' for local w/curb and gutter)
13. Wildfire Mitigation: See sheet L1 and mitigation plan. Plan to be recorded with final plat
14. City Council may waive transportation capital fee in lieu of roadway improvements to Sourdough Road.

DEVELOPMENT SCHEDULE

Development is planned to occur during the fall of 2019 subject to final plat approval and development authorization by the City of Woodland Park.

IMPROVEMENTS

All tracts for open space , landscape, pedestrian paths and trails, and stormwater detention pond facilities including, but not limited to water quality ponds, are to be owned and maintained by the Pines at Tamarac Home Owners Association and delegated agents, or other entity approved by the City of Woodland Park. All roads will be dedicated to the City of Woodland Park for public ownership and maintenance.

Curb and gutter, pedestrian ramps, driveway pans, etc. to be as illustrated on the PUD development plan subject to final review with final grading and construction plans.

OWNERSHIP & MAINTENANCE

A homeowners association (Pines at Tamarac HOA) will be formed for the purposes of owning and maintaining common elements and associated improvements and appurtenance within the Pines at Tamarac PUD and subsequent final plat. Documentation of HOA formation and authorities will be provided for review with the associated final plat for the Pines at Tamarac.

UTILITIES

Water & wastewater is planned to be provided via service connection with the city of Woodland Park Utilities subject to compliance with permitting requirements. Electric service will be provided by Intermountain Rural Electric Association (IREA). Natural gas will be provided by Black Hills Energy. The front yards of all lots shall be platted with a 15' public utility easement, as depicted on the typical lot detail.

STORMWATER RUNOFF

Development of the proposed subdivision project will include site grading, utilities, residential construction, and related site improvements. The general concept for management of on-site developed storm runoff is to route developed flows through an on-site stormwater detention facility to mitigate the impact of developed drainage from the site.

The proposed detention pond facilities have been designed based on design procedures delineated in the City of Woodland Park Drainage criteria manual. The total developed storm runoff downstream of the site will be maintained at historic levels by routing flows through the proposed detention pond. Detention pond a has been designed as a "full-spectrum" detention pond to mitigate developed drainage and water quality impacts from the subdivision.

The proposed pond outlet structure has been designed as an extended detention basins (EDB), providing for a 40-hour release of the WQCV, and outlet structure sizing to maintain maximum allowable release rates from the pond. The detention pond will have a grass-lined bottom and riprap infiltration zone in front of the pond outlet structure to encourage infiltration of stormwater prior to discharging into the downstream drainage system. A buried riprap spillway will be provided as an emergency overflow path from the pond to the downstream roadside ditch and culvert.

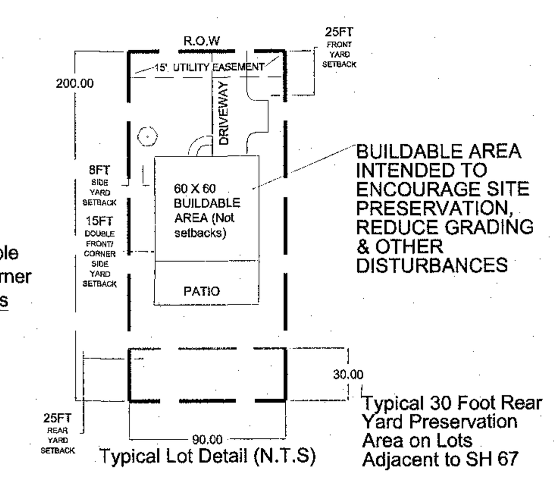
FLOODPLAIN

The project site is not impacted by any 100-year floodplain limits as delineated by the Federal Emergency Management Agency (FEMA). The floodplain limits in the vicinity of the site are shown in flood insurance rate map (firm) numbers 08119c0139d dated September 25, 2009.

The existing Loy Gulch channel flows northwesterly along the west side of SH67 to the west of this site. According to the flood insurance study, the 100-year flow in the Loy Gulch channel on the west side of SH67 is 1,040CFS.

Typical Lot Setbacks
Front: 25'
Rear: 25'
Side: 8'

Typical Double Frontage/Corner Lot Setbacks
Front: 25'
Rear: 25'
Side: 15'

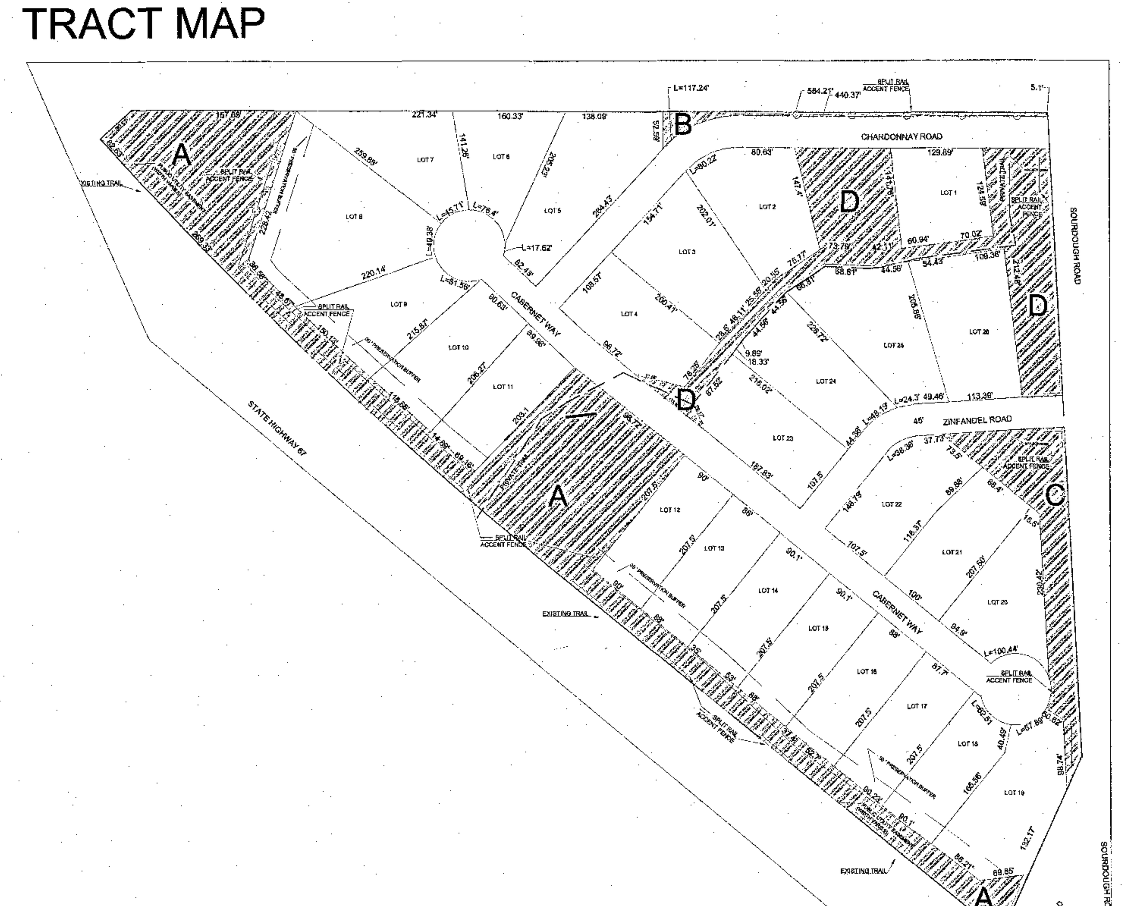


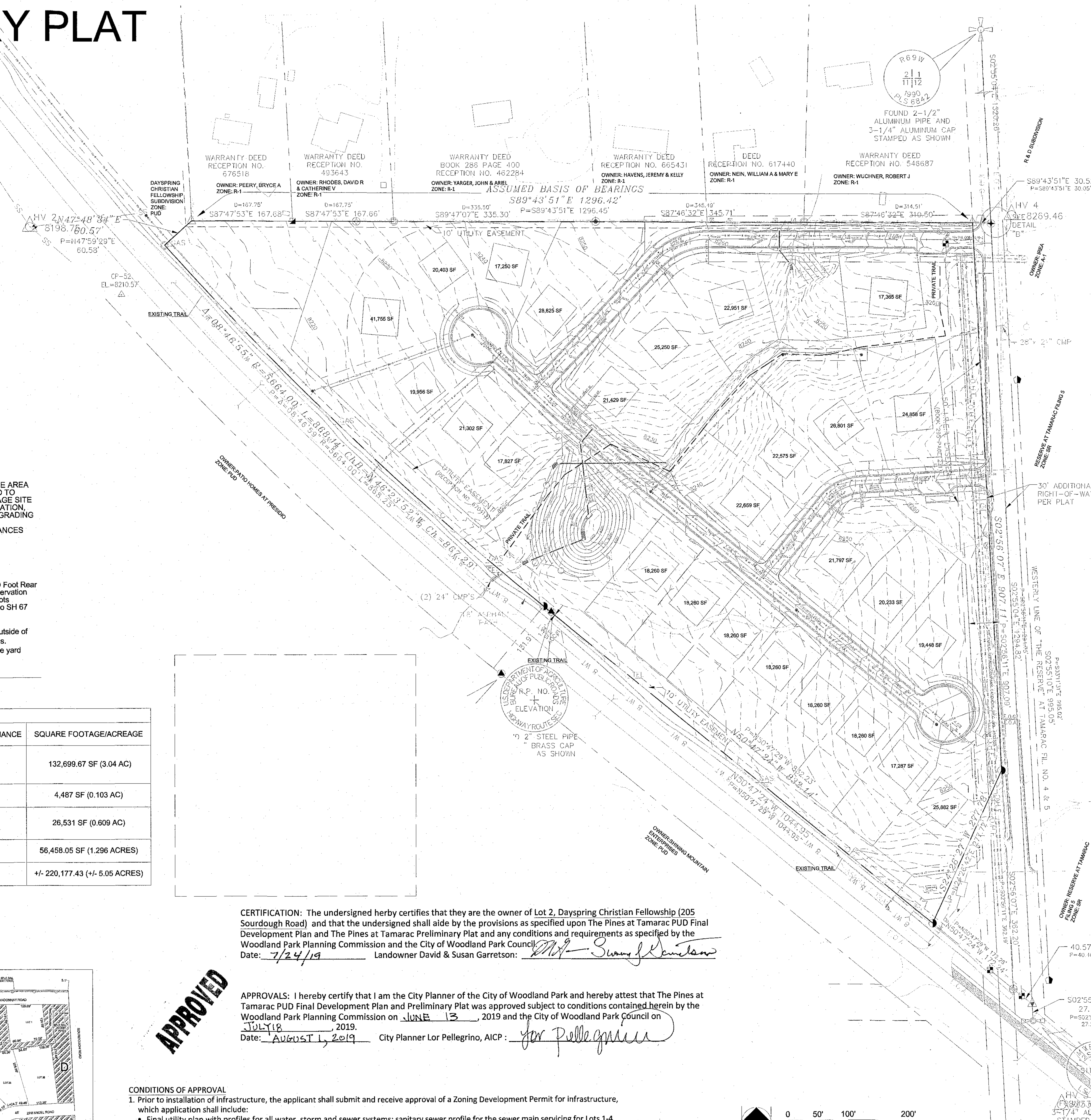
Lot Typical Notes:
1. 60x60 buildable area may be located anywhere on lot outside of required setbacks, easements, and/or preservation areas.
2. Corner lot side yards adjacent to a road shall have a side yard setback of 15 feet adjacent to any ROW.

1 Typical Lot Detail (N.T.S.)
LOT DETAIL

TRACT TABLE			
TRACT	PERMITTED USES	OWNERSHIP/MAINTENANCE	SQUARE FOOTAGE/ACREAGE
A	OPEN SPACE, DRAINAGE, & UTILITY, MAIL KIOSK, SIGNAGE	HOA	132,699.67 SF (3.04 AC)
B	OPEN SPACE, DRAINAGE, & UTILITY	HOA	4,487 SF (0.103 AC)
C	OPEN SPACE, DRAINAGE, & UTILITY, MAIL KIOSK, SIGNAGE	HOA	26,531 SF (0.609 AC)
D	OPEN SPACE, DRAINAGE, & UTILITY, MAIL KIOSK, SIGNAGE	HOA	56,458.05 SF (1.296 ACRES)
TOTAL SQUARE FOOTAGE/ ACREAGE			+/- 220,177.43 (+/- 5.05 ACRES)

TRACT MAP





CERTIFICATION: The undersigned herby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) and that the undersigned shall aide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.
Date: 7/24/19 Landowner David & Susan Garretson: [signature]

APPROVED

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on JUNE 13, 2019 and the City of Woodland Park Council on JULY 18, 2019.
Date: AUGUST 1, 2019 City Planner Lor Pellegrino, AICP : [signature]

CONDITIONS OF APPROVAL

1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
   - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
   - Final grading and erosion control plan for the entire site and off-site improvements
   - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
   - Final drainage plan and report
   - Approved CDOT Access Permit
   - Approved SWMP
2. Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
3. Prior to conveyance of any proposed lot, the applicant shall:
   a. Record a Final Plat;
   b. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
   c. Construct the deceleration lane on SH67
4. Prior to recording the final plat, the applicant shall submit:
   a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
   b. Park Development Fees in the applicable amount.

SHEET INDEX	
P1	PUD DEVELOPMENT PLAN (PRELIMINARY PLAN)
U1	OVERALL UTILITY PLAN
U1.1	SITE UTILITY PLAN
C1	GRADING & EROSION CONTROL PLAN
L1	LANDSCAPE PLAN

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 678-8777

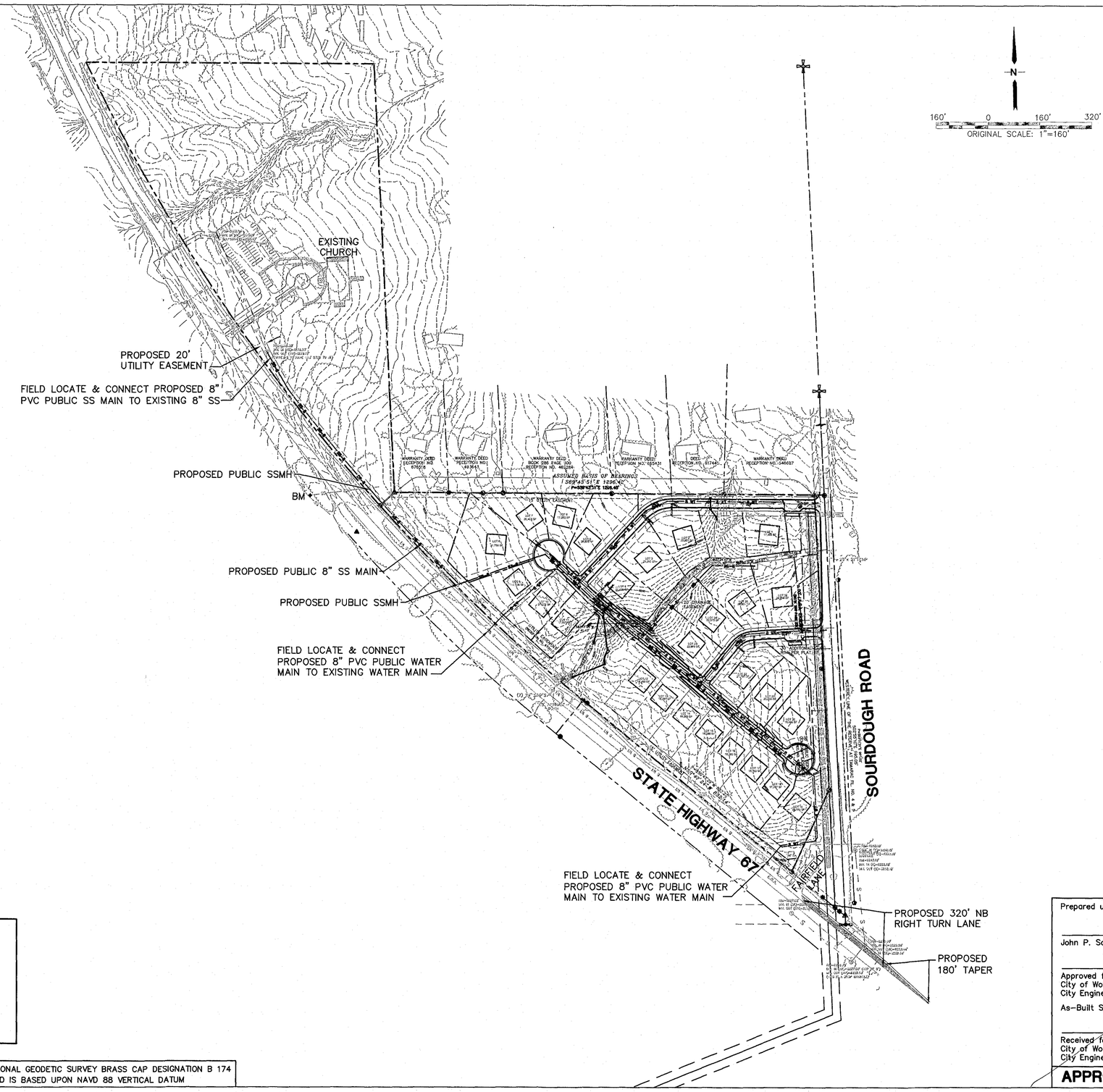
PINES AT TAMARAC
Filing NO. 1 PUD 19-001 Preliminary Plat SUB 19-005
Woodland Park, CO
PUD/PRELIMINARY PLAT

STAMP:

REV #	REVISIONS	DATE
1	RSF	5.31.19
2	RSF	6.6.19
3	RSF	7.22.19
4		
5		
6		

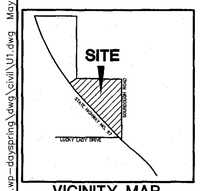
DESIGNED	JEH	3.29.19
DRAWN	ACJ	3.29.19
CHECKED	RSF	4.9.19
PROJECT NUMBER:		3835.00
SCALE:		AS NOTED

P1



UTILITY LEGEND

- EASEMENT
- EDGE OF ASPHALT
- PROPERTY LINE
- STORM DRAIN LINE
- 4" SANITARY SEWER
- 6" SANITARY SEWER
- 8" SANITARY SEWER
- WT — WATER SERVICE LINE
- 6" WATER LINE
- 8" WATER LINE
- CMP STORM
- FES W/ RIPRAP
- WATER VALVE
- FIRE HYDRANT ASSY.
- SANITARY SEWER MANHOLE
- STORM INLET
- AREA INLET
- SANITARY SEWER MANHOLE



VICINITY MAP
NTS

BENCHMARK: 3-1/2" NATIONAL GEODETIC SURVEY BRASS CAP DESIGNATION B 174
ELEVATION = 8202.88' AND IS BASED UPON NAVD 88 VERTICAL DATUM

Prepared under my direct supervision:

John P. Schwab, P.E. No. 28591 — Date: 5/30/19

Approved for Construction
City of Woodland Park
City Engineer — Date:

As-Built Submittal:

Received for As-Built Record
City of Woodland Park
City Engineer — Date:

NOT FOR CONSTRUCTION

APPROVALS

PINES AT TAMARAC

PUD 19-001
Preliminary Plat SUB 19-005

OVERALL SITE UTILITY PLAN

No.	REVISION	BY	DATE
1	CITY DP SUBMITTAL	JPS	4/04/19
2	CITY COMMENTS	JPS	5/30/19

HORZ. SCALE: 1"=160'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 2/23/19	LAST MODIFIED: 5/30/19
PROJECT NO: 011904	MODIFIED BY: BJJ
SHEET: U1	

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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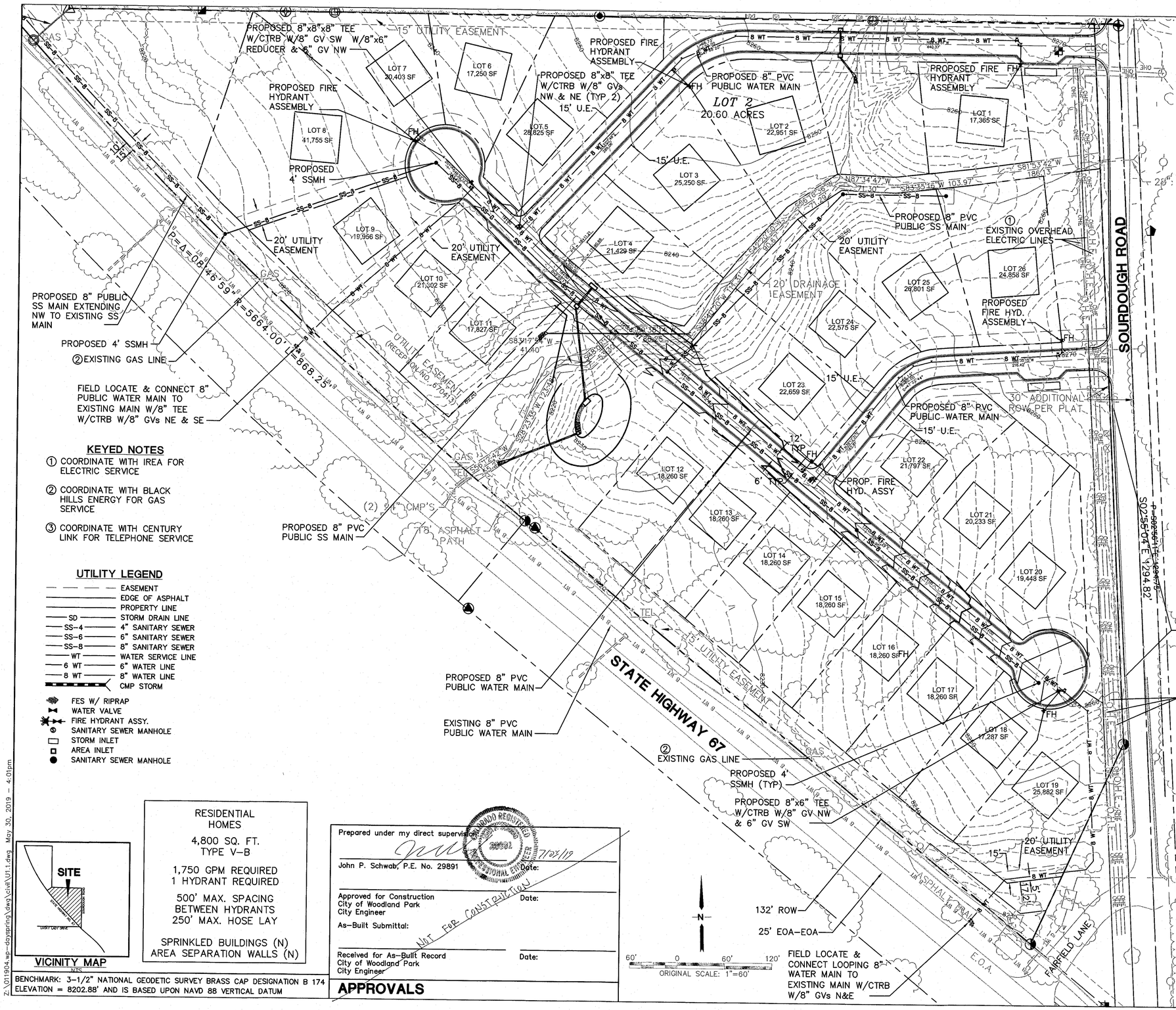

KEYED NOTES

① COORDINATE WITH IREA FOR ELECTRIC SERVICE

② COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICE

③ COORDINATE WITH CENTURY LINK FOR TELEPHONE SERVICE

UTILITY LEGEND

- EASEMENT
- EDGE OF ASPHALT
- PROPERTY LINE
- SD — STORM DRAIN LINE
- SS-4 — 4" SANITARY SEWER
- SS-6 — 6" SANITARY SEWER
- SS-8 — 8" SANITARY SEWER
- WT — WATER SERVICE LINE
- 6 WT — 6" WATER LINE
- 8 WT — 8" WATER LINE
- CMP STORM
- FES W/ RIPRAP
- WATER VALVE
- FIRE HYDRANT ASSY.
- SANITARY SEWER MANHOLE
- STORM INLET
- AREA INLET
- SANITARY SEWER MANHOLE

VICINITY MAP
NTS

RESIDENTIAL
HOMES
4,800 SQ. FT.
TYPE V-B

1,750 GPM REQUIRED
1 HYDRANT REQUIRED

500' MAX. SPACING
BETWEEN HYDRANTS
250' MAX. HOSE LAY

SPRINKLED BUILDINGS (N)
AREA SEPARATION WALLS (N)

BENCHMARK: 3-1/2" NATIONAL GEODETIC SURVEY BRASS CAP DESIGNATION B 174
ELEVATION = 8202.88' AND IS BASED UPON NAVD 88 VERTICAL DATUM

Prepared under my direct supervision:
John P. Schwab, P.E. No. 29891 Date: 7/23/19

Approved for Construction
City of Woodland Park
City Engineer Date:

As-Built Submittal:

Received for As-Built Record
City of Woodland Park
City Engineer Date:

APPROVALS

NOT FOR CONSTRUCTION

N

60' 0 60' 120'
ORIGINAL SCALE: 1"=60'

GENERAL UTILITY NOTES:

1. ALL UTILITY WORK SHALL CONFORM TO CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS.
2. WATER PIPES AND FITTINGS SHALL BE INSTALLED PER CITY OF WOODLAND PARK SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER CITY OF WOODLAND PARK STANDARDS.
3. CONTRACTOR SHALL MAKE ALL WATER CONNECTIONS WITHOUT SHUT DOWN OF THE MAIN.
4. UTILITY SERVICE LINES SHALL BE INSTALLED PER CITY OF WOODLAND PARK STANDARDS.
5. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36". IREA FACILITIES ARE 48" DEEP AND REQUIRE MIN. 3' SEPARATION FROM GAS. ALL DRY UTILITIES WILL BE ON PRIVATE AND NOT WITHIN ROW.
6. ALL UTILITY TRENCHES MUST MEET MINIMUM COMPACTION REQUIREMENTS PER CITY SPECIFICATIONS. MAINTAIN THE REQUIRED 10' SEPARATION BETWEEN WATER AND SEWER.
7. COORDINATE WITH IREA FOR ELECTRIC SERVICE (687-9277).
8. COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICE - (CONTACT TOM POGUE, 687-7406).
9. ALL UTILITY TRENCHES SHALL MEET MINIMUM COMPACTION REQUIREMENTS PER CITY SPECIFICATIONS.
10. THERE SHALL BE A MINIMUM OF 7'-0" FEET OF COVER FROM FINISHED GRADE OVER ALL WATER MAINS AND WATER SERVICE LINES.
11. TRACER WIRE SHALL BE INSTALLED ON BOTH WATER & SEWER LINES AND ACCESSIBLE EVERY 250'.

WATER LINE CONNECTION NOTES:

1. THE NEW WATER MAIN WILL NEED TO BE TESTED TO THE NEAREST ISOLATION VALVE. THE PIPELINE FROM THAT VALVE TO THE NEW PIPE SEGMENT WILL NEED TO BE FILLED WITH A HIGH CHLORINE LEVEL FOR DISINFECTION, PRESSURE TESTED AND A BACTERIA TEST TAKEN. FILLING THE LINE AND REMOVING ALL AIR FROM THE SYSTEM AND GETTING CHLORINATED WATER INTO THE EXISTING LINE MAY REQUIRE THAT A TAP (TEMPORARY 2" BLOWOFF ASSEMBLY) BE MADE IN THE MAIN NEAR THE CLOSEST EXISTING VALVE.
2. CUT AND TAP EXISTING WATER LINES TO BE ABANDONED BEYOND CONNECTION POINTS.
3. TEST & CHLORINATE NEW WATER LINE PER CITY STANDARDS.

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PINES AT TAMARAC

PUD #19-001
Preliminary Plat SUB 19-005

No.	REVISION	BY	DATE
1	CITY DP SUBMITTAL	JPS	4/04/19
2	CITY COMMENTS	JPS	5/30/19

SITE UTILITY PLAN

HORZ. SCALE: 1"=60'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 3/01/19	LAST MODIFIED: 5/30/19
PROJECT NO: 011904	MODIFIED BY: BJJ
SHEET: U1.1	

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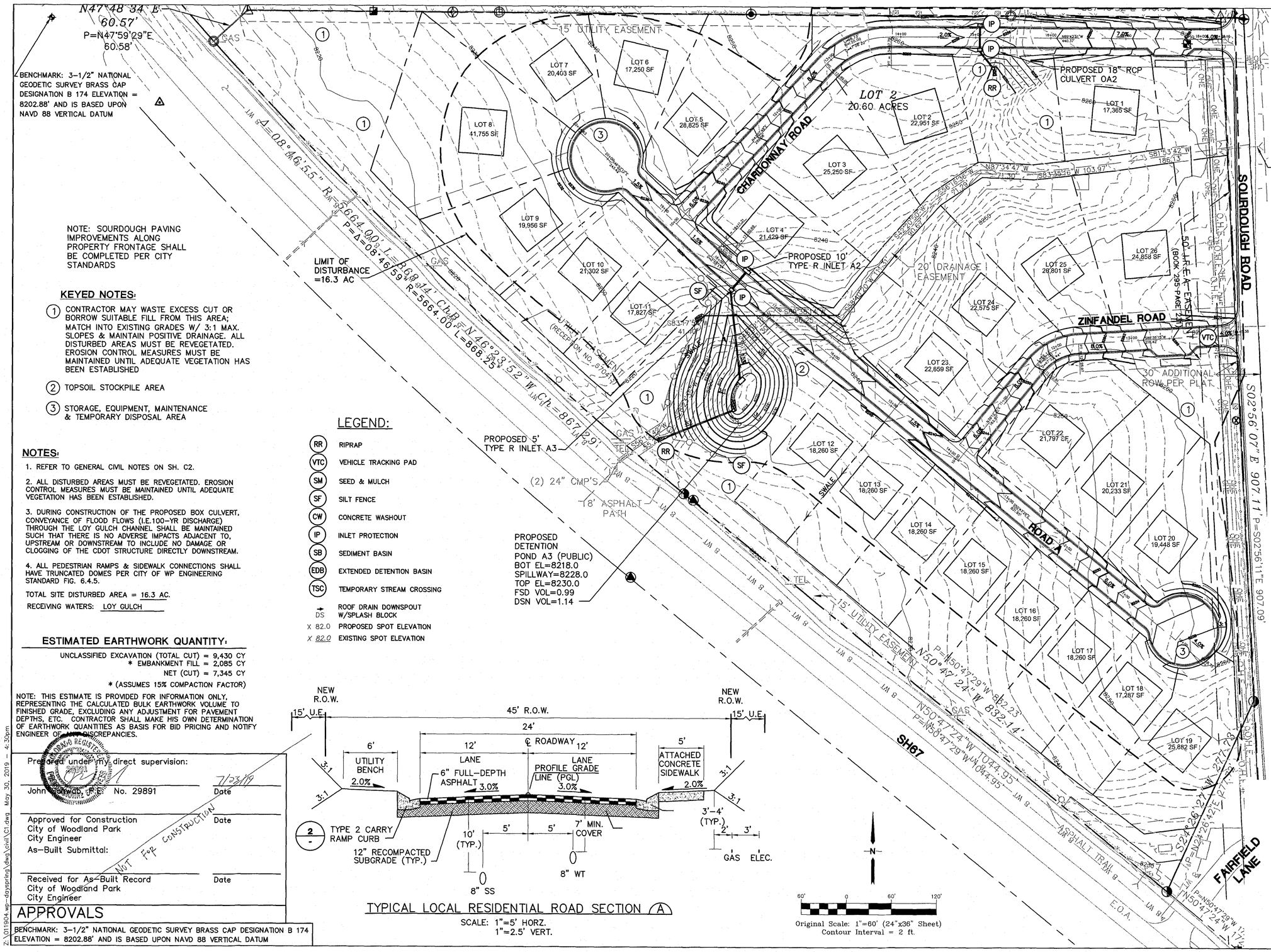

NOTE: SOURDOUGH PAVING IMPROVEMENTS ALONG PROPERTY FRONTAGE SHALL BE COMPLETED PER CITY STANDARDS

KEYED NOTES:

1. CONTRACTOR MAY WASTE EXCESS CUT OR BORROW SUITABLE FILL FROM THIS AREA; MATCH INTO EXISTING GRADES W/ 3:1 MAX. SLOPES & MAINTAIN POSITIVE DRAINAGE. ALL DISTURBED AREAS MUST BE REVEGETATED. EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL ADEQUATE VEGETATION HAS BEEN ESTABLISHED
2. TOPSOIL STOCKPILE AREA
3. STORAGE, EQUIPMENT, MAINTENANCE & TEMPORARY DISPOSAL AREA

LEGEND:

RR	RIPRAP
VTC	VEHICLE TRACKING PAD
SM	SEED & MULCH
SF	SILT FENCE
CW	CONCRETE WASHOUT
IP	INLET PROTECTION
SB	SEDIMENT BASIN
EDB	EXTENDED DETENTION BASIN
TSC	TEMPORARY STREAM CROSSING
DS	ROOF DRAIN DOWNSPOUT W/SPLASH BLOCK
X 82.0	PROPOSED SPOT ELEVATION
X 82.0	EXISTING SPOT ELEVATION

NOTES:

1. REFER TO GENERAL CIVIL NOTES ON SH. C2.
2. ALL DISTURBED AREAS MUST BE REVEGETATED. EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
3. DURING CONSTRUCTION OF THE PROPOSED BOX CULVERT, CONVEYANCE OF FLOOD FLOWS (I.E.100-YR DISCHARGE) THROUGH THE LOY GULCH CHANNEL SHALL BE MAINTAINED SUCH THAT THERE IS NO ADVERSE IMPACTS ADJACENT TO, UPSTREAM OR DOWNSTREAM TO INCLUDE NO DAMAGE OR CLOGGING OF THE CDOT STRUCTURE DIRECTLY DOWNSTREAM.
4. ALL PEDESTRIAN RAMPS & SIDEWALK CONNECTIONS SHALL HAVE TRUNCATED DOMES PER CITY OF WP ENGINEERING STANDARD FIG. 6.4.5.

TOTAL SITE DISTURBED AREA = 16.3 AC.

RECEIVING WATERS: LOY GULCH

ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 9,430 CY
* EMBANKMENT FILL = 2,085 CY
NET (CUT) = 7,345 CY

* (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

Prepared under my direct supervision:

John Jaswab, P.E. No. 29891 — Date 7/23/19

Approved for Construction — Date
City of Woodland Park
City Engineer

As-Built Submittal:

Received for As-Built Record — Date
City of Woodland Park
City Engineer

NOT FOR CONSTRUCTION

APPROVALS

BENCHMARK: 3-1/2" NATIONAL GEODETIC SURVEY BRASS CAP DESIGNATION B 174
ELEVATION = 8202.88' AND IS BASED UPON NAVD 88 VERTICAL DATUM

TYPICAL LOCAL RESIDENTIAL ROAD SECTION (A)
SCALE: 1"=5' HORZ.
1"=2.5' VERT.

Original Scale: 1"=60' (24"x36" Sheet)
Contour Interval = 2 ft.

PUD #19-001
Preliminary Plat SUB 19-005

PINES AT TAMARAC

SITE GRADING & EROSION CONTROL PLAN

No.	REVISION	BY	DATE
1	CITY DP SUBMITTAL	JPS	4/04/19
2	CITY COMMENTS	JPS	5/30/19

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0786
www.jpsengr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HORZ. SCALE:	1"=60'
VERT. SCALE:	N/A
SURVEYED:	RAMPART
CREATED:	2/23/19
PROJECT NO:	011904
DRAWN:	BJJ
DESIGNED:	JPS
CHECKED:	JPS
LAST MODIFIED:	5/30/19
MODIFIED BY:	BJJ
SHEET:	C1

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Pines at Tamarac PUD CONCEPTUAL LANDSCAPE PLAN

Land Owner Certification

In Witness Whereof: The aforementioned **DAVID N. & SUSAN J. GARRETSON** has executed these presents this 25th day of July 2019 A.D.

Authorized Owner/Representative

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

MORGAN TAGUE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194025303
MY COMMISSION EXPIRES JUNE 26, 2022

The above and foregoing statement was acknowledged before me this 25 day of July 2019 A.D. by David N & Susan J Garretson Witness my Hand and SEAL:

Notary Public

My Commission Expires: 06·26·2022

City of Woodland Park Certification See Certification Sheet P1

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (*City Council resolution or motion #*_____ *and date*_____) approving the PUD and all applicable City of Woodland Park regulations.

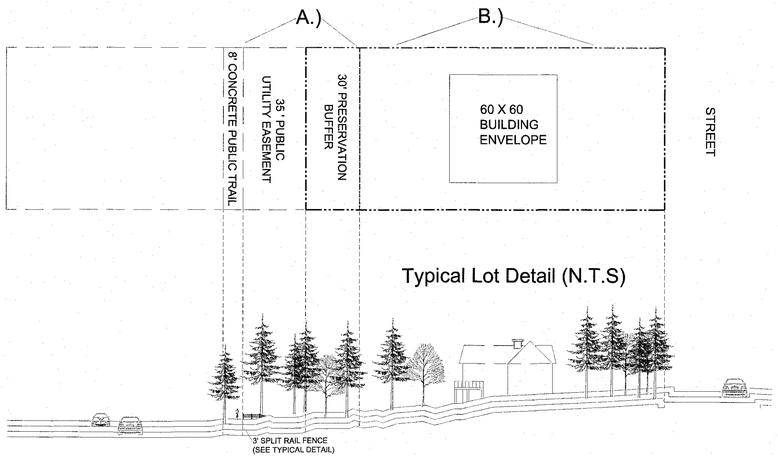
Chair, Woodland Park City Council date

Director, Planning and Community Development date

LANDSCAPE ACCENT PROGRAM WITH FIRE MITIGATION ACTIVITIES*

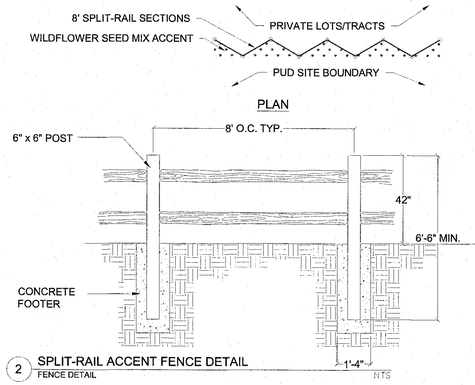
A) PUBLIC EASEMENT & PRESERVATION AREA
- DEVELOPER OBLIGATION DURING SUBDIVISION CONSTRUCTION PHASE
- RESPONSIBILITIES INCLUDE:
  1. WILDFIRE MITIGATION (PRE-DEVELOPMENT)
  2. MAINTENANCE
     a. PRESERVATION OF DEFENSIBLE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
     b. FORESTRY MANAGEMENT
     c. EROSION CONTROL/FUEL MANAGEMENT
- LANDSCAPING TO CONSIST OF:
  a. WILDFLOWERS
  b. NATIVE GRASSES
  c. ORNAMENTAL FENCE ACCENTS

B) PRIVATE OPEN SPACE/BUILDABLE (LOT) AREA
- BUILDER (HOMEOWNER) OBLIGATION DURING LOT IMPROVEMENT/HOME BUILDING PHASE
- RESPONSIBILITIES INCLUDE:
  1. MAINTENANCE
     a. FUEL MANAGEMENT
     b. PRESERVATION/MAINTENANCE OF DEFENSIBLE SPACE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
     c. FORESTRY MANAGEMENT
  2. EROSION CONTROL/FUEL MANAGEMENT
  3. LANDSCAPE CONSISTS OF:
     a. WILDFLOWERS
     b. NATIVE GRASSES



1 LANDSCAPE CROSS SECTION
CONCEPTUAL DETAIL NTS

WILDFLOWER SEED MIX	PBSI ROCKY MOUNTAIN WILDFLOWER MIX BY PAWNEE BUTTES SEED INC. (OR APPROVED EQUAL). SUBMIT CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



2 SPLIT-RAIL ACCENT FENCE DETAIL
FENCE DETAIL NTS

*(SEE WILDFIRE MITIGATION PLAN SUBMITTED TO CITY OF WOODLAND PARK IN SUPPORT OF THIS PUD PLAN FOR ADDITIONAL DETAILS AND RECOMMENDATIONS.)

Clerk and Recorder Certification

STATE OF COLORADO)
)SS.
TELLER COUNTY)

NOT APPLICABLE

I hereby certify that this Plan was filed in my office on this_____ of _____, 20____ at _____ o'clock a.m./p.m. and was recorded per Reception NO. _____.

Teller County Clerk and Recorder

NORTH SCALE: 1" = 100' (0, 50', 100', 200')

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 678-9777

PINES AT TAMARAC
Filing NO. 1 PUD 19-001 Preliminary Plat SUB 19-005
Woodland Park, CO
PUD/PRELIMINARY PLAT

STAMP:

REV #	REVISIONS	DATE
1	RSF	6.6.19
2		
3		
4		
5		
6		

DESIGNED	JEH	3.29.19
DRAWN	RSF	5.31.19
CHECKED	SAB	5.31.19
PROJECT NUMBER:		3835.00
SCALE:		AS NOTED

L1