



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, April 28, 2022, 6:30 P.M.
Council Chambers – 220 W. South Avenue
AGENDA

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Planning Commission and comments are encouraged in writing in advance.

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE MINUTES:** April 14, 2022
- 4. PUBLIC HEARINGS**

A. Continued from March 10, 2022 and April 14, 2022:
CUP#2021-03 – Tamarac Contractor Services: consider a request by Skip Howes (Applicant) and the Tamarac Land Company (Property Owner) for a Conditional Use Permit (CUP) pursuant to §18.09.090.G.1. *Contractors & Construction Services* use on 4.22 acres in a portion of the W1/2 of the SW1/4 of Section 12, Township 12 South, Range 69 West of the 6th Principal Meridian, lying SW of “Tamarac Tech Park Filing No. 2” and lying NW of “Tamarac Tech Park Filing No. 1” with an address of 1010 Research Drive. **(QJ)**

The City Council Public Hearing is currently scheduled for Thursday, May 19, 2022, 7:00 P.M.

- 5. REPORTS**
- 6. ADJOURN**

For more information, please contact the Planning Department 719.687.5283

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES for April 14, 2022
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 kschminke@city-woodlandpark.org.

1. CALL TO ORDER & ROLL:

Chair Ken Hartsfield called the meeting to order at 6:30 pm.

Present	Commissioner Hartsfield
Present	Commissioner Lee Brown
Present	Commissioner Carrol Harvey
Present	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Present	Commissioner Shawn Nielsen

Staff Present: Planning Director Karen Schminke, Planner 1 David Burgess and Permit Technician Amy Wolin

Commissioner Al Bunger was absent.

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES: The March 10, 2022 were approved as presented.

4. PUBLIC HEARINGS

- A. Continued from March 10, 2022:** CUP#2021-03 – Tamarac Contractor Services: consider a request by Skip Howes (Applicant) and the Tamarac Land Company (Property Owner) for a Conditional Use Permit (CUP) pursuant to §18.09.090.G.1. *Contractors & Construction Services* use on 4.22 acres in a portion of the W1/2 of the SW1/4 of Section 12, Township 12 South, Range 69 West of the 6th Principal Meridian, lying SW of “Tamarac Tech Park Filing No. 2” and lying NW of “Tamarac Tech Park Filing No. 1” with an address of 1010 Research Drive. **(QJ)**

Commissioner Brown moved, and Commissioner Nielsen seconded, that the Planning Commission continue CUP2021-03 to April 28, 2022 at 6:30 pm.

YES: Harvey, Kennedy, Larsen, Nielsen, Hartsfield, and Brown. **NO:** None
Motion PASSES 6-0.

This item has been continued and will be heard by the Planning Commission on April 28, 2022 at 6:30 PM, and City Council Public Hearing to review this item is being rescheduled for Thursday, May 19, 2022, 7:00 P.M.

- B. PUD 2021-03, SUB 2021-14, & SPR 2021-05: The Pines at Stone Ridge PUD Amendment, Preliminary Plat, & Site Plan Review:** Request by Jeffery Webb (applicant) and Craig O’Boyle, Go Beyond, LLC (Property Owner) for approval of a PUD Amendment, Preliminary Plat, and Site Plan Review to create 49 townhomes and 20 patio homes on the +/-9.01 acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO). **(QJ)**

Planning Director Schminke added a supplement to the Staff Report, which included the correct version of the Future Land Use Map from the 2030 Envision Woodland Park Comp Plan, Site Plan analysis, updated Right-Of-Way information, and

applicable conditions. She then presented a PowerPoint presentation summarizing the project and the Staff Report to the Commission. She described the request, gave a summary of the property history including the dates for previous subdivision filings for this PUD. She also noted the surrounding zoning and site conditions. Then Director Schminke explained the original 2004 PUD Plan intention for the subject property: Tract A was approved for 58 apartments on 4.16 acres (14 du/ac) and Tract F was to be 19 patio homes on 4.85 acres (4 du/ac) for a total of 77 dwelling units with a road between the two tracts connecting to SH 67. The proposed PUD application has revised the plans of both the tracts, now calling for a total of 69 units (7.65 du/ac) that would consist of an integrated design of 20 patio homes and 49 townhomes, with a looped road off of two points on Ridgestone and no connection to SH 67. She then shared the proposed Final Development Plan and Preliminary Plat, noting that the detention pond to the east was sized to handle stormwater from these two parcels (Tracts A & F). CORE is changing their easement standards, requiring a 15-ft. easement on each side of a right-of-way (ROW) for any plat recorded after July 1, 2022. The City's minimum right-of-way width for private roads, which would apply to this project, would allow a decrease of the standard ROW from 50-ft. to 30-ft. Commissioners asked if there was a variance process and noted that private roads are not maintained by the City but are open to the public. After finding substantial compliance with the requirements Staff recommended approval of this PUD Amendment, Site Plan Review and Preliminary Plat with the following conditions:

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; a fire flow analysis for all water main line extensions;
 - Note street lighting location and provide conforming specifications;
 - Relocate fire hydrant across from lot 19 to lot 11/12 and add another one at lot 30 for a total of three hydrants.
 - 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 roads.
 - Final drainage plan and report including volume calculations for the existing regional pond
 - Approved SWMP
 - Finalize road right-of-way width and resolve utility easements per CORE comments
2. Multi-family projects, triplex and larger, require a water tap allotment. This will require City Council approval. MC 13,27.050 D
3. Street names must be submitted for review and approval
4. Prior to conveyance of any proposed lot, the applicant shall record a Final Plat
5. Prior to recording the final plat, the applicant shall submit covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private road

Chair Hartsfield asked if PC had any questions of Staff. Commissioners confirmed that this project drew from single-family taps, not multi-family, recommended that tap allotment be included in future staff reports, clarified that two acres of open space are proposed, three

acres if setbacks are included, noted that a third fire hydrant was a good safety factor, and confirmed that the proposed 24-ft. road pavement width was common in Woodland Park.

The applicant, Jeffery Webb, introduced himself and the developer, Craig O'Boyle. Mr. Webb presented additional information about the application, including the design intent and project philosophy, which is to create a vibrant neighborhood. He believes the new proposal of 49 townhomes and 20 patio homes with a maximum height of 35' is more harmonious than the approved 2004 PUD Plan, which is currently 58 apartment units (max height of 45' and 19 patio homes). The trail connections and open space weave the project and the rest of Stone Ridge together. He believes that this proposal will help Woodland Park fill the "missing middle," support existing home values and takes pride in developing a project that people are excited to live in. He went over the property characteristics noting the landscape, setbacks, site plan, architectural details, open space (including setbacks, trails, internal sidewalks, and open spaces), the landscape plan, parking and traffic. The roads are proposed to be 24' wide, and he is working with the City to reduce the ROW width to 30-ft. to accommodate CORE's requirement for a 15-ft easement on each side of the ROW. No on-street parking will be allowed, each unit will have a garage totaling 138 garage spaces and additional 138 driveway spaces. The plan also has four on-street parking spaces. There are two roads in the proposed development and two points of entry/exit. The proposed amended plan supports Envision Woodland Park 2030.

Chair Hartsfield opened it up to Planning Commissioner questions. Commissioner Harvey clarified the fencing proposal and lighting requirements for private roads, which there will be low lighting at the intersections. Commissioner Larsen suggested an 18' setback from the back of the curb to the garage door for adequate parking and toy storage lengths. Chair Hartsfield confirmed that the 18' setbacks includes the sidewalk width. Commissioner Larsen also had some notes on the site perimeter setbacks, to rename the open space to Tract I, clarified snow storage and confirmed that Open Spaces A, B, C, D, E, F, G, H, I & J will be HOA maintained.

Chair Hartsfield opened the Public Comment. Tom Manka of 1219 Stone Ridge Drive expressed concern over the lack of parking and thus room for EMS, suggested parking lots at the NE and SE corners of the project, predicted an increase in noise complaints, liked the trail access, suggested a playground on-site, asked the City to make dedicated turn lanes from Research Drive onto SH67, is concerned about speeding into and out of the development, and is greatly concerned about water for firefighting and tap availability. Commissioner Larsen informed Mr. Manka that the Comp Plan stressed the need for water reservoirs and the City has been negotiating on properties for years. He also confirmed that the City can enforce parking codes on private roads.

Mary Manka of 1219 Stone Ridge Drive said the 2004 Stone Ridge PUD Plan was visionary, but that society has changed since then; her concerns were: claimed the Stone Ridge HOA does not want this development; open space as a dumping ground for Stone Ridge; traffic on Research Drive and SH67; growth of at least 200 new users; a Police Department in turmoil and understaffed; wildfire; wildlife; too few grocery stores to support this development; impact on schools; fire department access; and concluded with sincerely asking Woodland Park to slow down the growth until proper infrastructure is in place. Commissioner Larsen commented that another higher density residential development was reviewed and approved six months ago and that CDOT and the City Engineer are working on the SH67 improvements in 2022.

Betty Kavanaugh of 1366 Stone Ridge Drive is concerned about the traffic and thus safety for her disabled son. She lives directly across the street, thinks two entrances and one mailbox area are inadequate for 138 people, is concerned about water, and the drainage area already stinks of dog poop.

From the Zoom Chat: What is the timeline?

Chair Hartsfield closed the Public Comment and opened the Applicant's Response. Mr. Webb addressed the themes of parking, traffic, city resources, density, and timeline. Parking is an issue everywhere and the proposal meets the city parking requirements. Some of these concerns will be addressed in covenants with the HOA. Commissioner Brown added that absent signage, City Code allows for 72-hour parking. Infrastructure construction would begin as soon as possible after approval.

Chair Hartsfield re-opened Public Comment on Zoom. Joe Fury of 565 Pembroke Drive asked if all the units would be built at once or if they have to be bought first before construction begins; if the HOA will have rules prohibiting short-term rentals; concerns over SH67 being able to handle emergency evacuations; and dark sky/full cut-offs for lights. Other questions on the Zoom Chat asked the number of trees on-site that would remain, and what study supports that comment that this development would not affect property values. Then Public Comment was closed.

Mr. Webb responded that there was not a specific study done, but that he inferred property values would not be negatively affected because of other similar townhouse developments in the area. Compared to apartments, in which residents are less invested, townhouses affect surrounding property values less than apartments. He pointed out that the new townhouses near the high school are selling for \$540,000. Full cut-offs are appropriate for the internal streets. He assured the traffic study from Kimley-Horn included all the proposed development along SH67 and added that the original traffic study accounted for 77 units instead of the proposed 69 units. Short-term rentals will be addressed at the HOA stage.

Applicant Craig O'Boyle of Go Beyond, LLC addressed some of the concerns. The HOA, although not created yet, would most likely require a 30-day minimum for short-term leases and affirmed that the development is not meant to be a short-term rental complex. The building schedule has a lot to do with the grading and drainage work, which would be finished to City requirements.

Mr. Webb added the roadway width meets City standards and can increase safety by slowing down traffic. He acknowledged that narrow the open spaces are meant to create breaks between buildings. Tracts A & I are much larger. He noted that the approved 2004 PUD counted Meadow Wood as the open space, so although the open space in this plan seems small, it adds value to the development. City Staff, Police Department and EMS entities reviewed the proposal, assured EMS could be met, and NETCFPD added a fire hydrant. He added that Mill Stone Lane is also 24' wide.

Commissioner Harvey confirmed that the proposed units will not have driveway access to Ridge Stone Drive, they face and access to the private roads in the development. She noted the width of the townhomes compared to surrounding single family homes, and this will be mitigated with trees & open space. She also asked about hardscaping or a playground, which Mr. Webb said would be discussed as team.

Chair Hartsfield opened it up to Planning Commissioner questions or concerns. Instead of speedbumps, roadway width and trees will be used as traffic calming techniques. Parking remained a concern, and additional parking requirements would probably be at the expense of open space. Woodland Park is cognizant of smart growth and limits the amount of water taps issued per year. Staff and outside agencies analyzed the site plan, which overall is an improvement over the original 2004 PUD. A condition about covenants, common space and deed restrictions that are satisfactory to the City should be added. Commissioner Larsen introduced a condition that the front yard setbacks to be measured from back of curb to garage door, but Planning Director Schminke clarified that this should

be listed as a minimum driveway length, not a setback. He also would like all the open space tracts to have notes of maintenance requirements, snow storage, design, and ownership. Mr. Webb then showed that the plat already has a note that the HOA does own and maintain those tracts. The Planning Commission was satisfied with the existing note. He had concerns about development pressures on SH67. Kevin Kofford from Kimley-Horn, on Zoom, added that CDOT has already approved SH67 design improvements, the money is already allocated, and that CDOT is working with the City and City Engineer to move the process along. This project is a transition area between Stone Ridge and SH67, and believes it is an improvement from the original 2004 PUD.

MOTION: Commissioner Brown moved, and Commissioner Kennedy seconded, approval as recommended of PUD 2021-03 The Pines at Stone Ridge PUD Amendment (PUD #2021-03) and Site Plan Review (SPR #2021-05) to create 49 townhomes and 20 patio homes on the +/- 9.01 acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO).

YES: Harvey, Kennedy, Larsen, Nielsen, Hartsfield, and Brown. **NO:** None
Motion PASSES 6-0.

MOTION: Commissioner Brown moved, and Commissioner Harvey seconded approval of SUB 2021-14, & SPR 2021-05: The Pines at Stone Ridge Preliminary Plat, & Site Plan Review as recommended by City staff with conditions, and with revision amending Condition #5 and adding Condition #6 as below:

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; a fire flow analysis for all water main line extensions;
 - Note street lighting location and provide conforming specifications;
 - Relocate fire hydrant across from lot 19 to lot 11/12 and add another one at lot 30 for a total of three hydrants.
 - 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 roads.
 - Final drainage plan and report including volume calculations for the existing regional pond
 - Approved SWMP
 - Finalize road right-of-way width and resolve utility easements per CORE comments
2. Multi-family projects, triplex and larger, require a water tap allotment. This will require City Council approval. MC 13,27.050 D
3. Street names must be submitted for review and approval
4. Prior to conveyance of any proposed lot, the applicant shall record a Final Plat
5. Prior to recording the final plat, the applicant shall submit covenants, which include deed restrictions satisfactory to the City, that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private road and open space.
6. The minimum driveway length for each unit in the subdivision be 18' measured from the nearer of the curb or sidewalk to the front of the garage.

YES: Larsen, Nielsen, Hartsfield, Brown, Harvey, and Kennedy. **NO:** None
Motion PASSES 6-0.

7. **REPORTS:** Planning Director Schminke announced a joint work session on short-term rentals between City Council and Planning Commission on Thursday, May 5, 2022 at 5:30 pm.
8. **ADJOURN:** The meeting was adjourned at 9:31 pm.

Approved this _____ day of _____, 2022 by _____
Ken Hartsfield, Chair

DRAFT

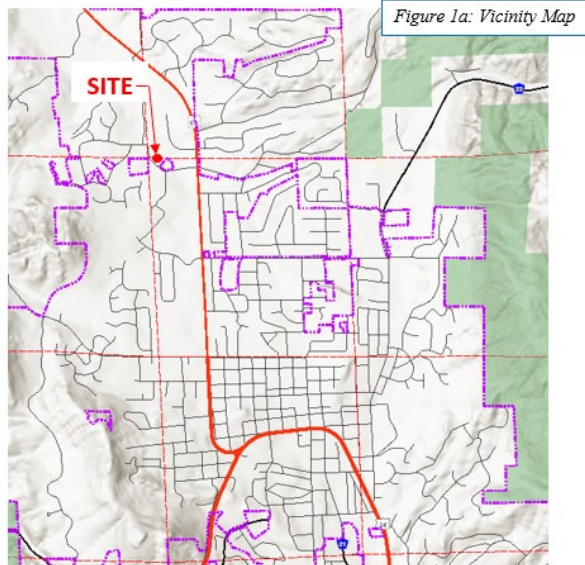


City of Woodland Park Staff Report for Planning Commission

Meeting Date: April 28, 2022		
Agenda Item	Department	Presenter
4.A.	Planning	Karen Schminke, AICP Planning Director

ITEM **Continued from March 10, 2022 and April 14, 2022**

CUP#21-003 A request by Skip Howes (Applicant) and the Tamarac Land Company (Property Owner) for a Conditional Use Permit (CUP) pursuant to §18.09.090.G.1. *Contractors & Construction Services* use on 4.22 acres in a portion of the W1/2 of the SW1/4 of Section 12, Township 12 South, Range 69 West of the 6th Principal Meridian, lying SW of “Tamarac Tech Park Filing No. 2” and lying NW of “Tamarac Tech Park Filing No. 1” with an address of 1010 Research Drive in the Service Commercial (SC) zone. **(QJ)**



BACKGROUND & UPDATE

This item was originally heard by the Planning Commission on March 10, 2022. At that time the Commission directed the applicant to work with staff to bring back revised conditions of approval and a single concept plan that documents existing site conditions and shows the proposed changes including the proposed second driveway, site usage, fence locations, and setbacks.

The purpose of this conditional use permit request is to bring an existing non-conforming use into compliance; it was a request for a second driveway on the east end of the property that triggered this CUP application. The existing building was in place at the time of annexation in 1997. The property photographs from 2004 show the site conditions at that time and while the existing use was contractor services there was no evidence of outside storage. In addition to a second driveway, the applicant wants to make site improvements with the addition of millings which will provide a better surface for the drive and storage areas.

Figure 2: Site Conditions in 2004



These photos were taken in September 2004 and demonstrate the existing conditions when the property was zoned Service Commercial.

Tamarac Land Company
1010 Research Drive



Figure 2a: Existing Site and Buildings

Mr. Howes met with City staff on March 31, 2022 and discussed what was needed to address existing site conditions as well as the requirements to bring the existing use into compliance. This conversation included the need to provide water quality detention for the existing site conditions, as well as the need to address the change in surface area with the addition of the second driveway and adding millings to the drive/storage areas. Mr. Howes continues to work with his engineer to finalize the site concept plan. Attached to this report is the most recent plan as of the date of this report.

Planning Staff is recommending all site improvements (i.e. water quality detention, surface changes with the addition of millings, the second driveway, and the fence screening) be included under one multi-use Zoning Development Permit (ZDP). This will enable the applicant to concurrently and efficiently address all desired and necessary improvements. A separate grading permit will be required if the surface area disturbed or changed exceeds 7,500 SF.

STAFF RECOMMENDATION

The original staff recommendation intermixed conditions of approval associated with this CUP as well as items that will need to be addressed in the future when the property was subdivided. That recommendation was:

That the Planning Commission recommend to City Council:

Approval of the Conditional Use Permit (CUP), based on the findings contained in the staff report and as presented at public hearing, for *18.09.090.G. Contractors & Construction Services* uses on 4.22 acres in the W1/2 of the SW1/4 of Section 12, Township 12 South, Range 69 West of the 6th Principal Meridian, lying SW of “Tamarac Tech Park Filing No. 2” and lying NW of “Tamarac Tech Park Filing No. 1” (1010 Research Drive) subject to the following conditions:

1. Prior to November 1, 2022, the property owner shall conduct the following minor site modifications:
 - a. clean all litter and debris from the site (i.e. old truck and concrete) or CUP will be revoked until this is resolved;
 - b. construct solid, opaque or semi-transparent fencing or other suitable buffering for the outside storage area in a material compatible with the natural surroundings.
2. Final drainage report shall be approved by the City Engineer by May 27, 2022.
3. Prior to November 1, 2022, onsite detention and water quality control facilities shall be installed to mitigate *existing* run-off (per the City of Woodland Park Drainage Criteria Manual) or CUP will be revoked until storm water improvements are completed and inspected.
4. All applicable fees are to be paid (i.e. storm water fees based upon impervious area and transportation capital fees at the time of new driveways).
5. Final concept plans shall be submitted that show:
 - a. material storage areas for each future lot
 - b. equipment parking areas for rolling stock
 - c. screening and fencing details
 - d. 25% landscaping
 - e. 10% snow storage areas
 - f. potential indoor storage and maintenance barns
 - g. lighting cut sheets or description

6. Hours of operation shall be limited to dawn (no earlier than 7 am) to dusk (no later than 9 pm) Monday through Friday.
7. All exterior lighting, if any, shall be downcast and shielded with a temperature of 3,000 K or warmer and shall not exceed the twenty-five feet in height.
8. Uses shall not include any activity involving the use or storage of flammable or explosive material unless protected by adequate fire-fighting and fire suppression equipment and by such safety devices as are normally used in handling any such material.
9. No smoke, odor, vibration, glare or particulate emissions shall be permitted which can cause damage to health, animals, vegetation, or affect properties beyond the parcel boundaries.
10. Notwithstanding any conditions herein, this CUP does not grant a noise relief permit and the use/business shall at all times be subject to *MC 9.41 Noise*.
11. Pursuant to *MC 18.33.180*, at least 15% of parcel shall remain as open space.
12. Pursuant to *MC 18.33.180.D*, healthy existing significant trees shall be preserved to the extent reasonably feasible and may be used to satisfy landscaping and open space requirements.
13. Prior to the sale of property or issuance of a building permit, the property owner shall submit for and receive approval of a:
 - a. Final Plat for this unplatted land;
 - b. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
 - c. Infrastructure Zoning Development Permit, pursuant to *MC 18.33.170*, for the installation of curb and gutter and sidewalks along Research Drive or submit fees-in-lieu; and
 - d. Zoning Development Permits and Building Permits for all new construction.
14. Loy Gulch may be platted as a separate tract; however the City will not take ownership of the floodway unless the private owner improves Loy Gulch (armoring, erosion mitigation, etc.) to a level acceptable to the City.

To address just the scope of this is Conditional Use Permit, Staff's revised recommendation is, that the Planning Commission recommend to City Council:

Approval of the Conditional Use Permit (CUP), based on the findings contained in the staff reports and as presented at public hearings, for *18.09.090.G. Contractors & Construction Services* uses on 4.22 acres in the W1/2 of the SW1/4 of Section 12, Township 12 South, Range 69 West of the 6th Principal Meridian, lying SW of "Tamarac Tech Park Filing No. 2" and lying NW of "Tamarac Tech Park Filing No. 1" (1010 Research Drive) in the Service Commercial (SC) zone subject to the following conditions:

1. Prior to November 1, 2022, the property owner must clean all litter and debris from the site (i.e. old truck, concrete, debris).
2. The final drainage report must be approved by the City Engineer before a grading permit or Zoning Development Permit (ZDP) can be issued.
3. A grading permit is required for surface changes or disturbances that exceed 7,500 SF in area.

4. A single multi-use ZDP is required for the site improvements (including water quality detention, surface changes with the addition of millings, the second driveway, and the fence screening). A final concept plan for the site is necessary in order to issue this ZDP.
5. All applicable fees are to be paid (i.e. storm water fees based upon impervious area at the time the ZDP is issued).
6. Final concept plans for the site shall be submitted that show location and dimensions for:
 - a. material storage areas and drive areas
 - b. equipment parking areas for rolling stock
 - c. water quality detention facilities
 - d. screening and fencing details compliant with MC §18.42
 - e. 25% landscaping
 - f. 10% snow storage areas
7. Hours of operation shall be limited to dawn (no earlier than 7 am) to dusk (no later than 9 pm) Monday through Friday. After hours emergency operations are permitted subject to emergency requirements.
8. All exterior lighting, if any, shall be downcast and shielded with a temperature of 3,000 K or warmer and shall not exceed the twenty-five feet in height.
9. Uses shall not include any activity involving the use or storage of flammable or explosive material unless protected by adequate fire-fighting and fire suppression equipment and by such safety devices as are normally used in handling any such material as approved by the Northeast Teller County Fire Protection District.
10. No smoke, odor, vibration, glare or particulate emissions shall be permitted which can cause damage to health, animals, vegetation, or affect properties beyond the parcel boundaries.
11. Notwithstanding any conditions herein, this CUP does not grant a noise relief permit and the use/business shall at all times be subject to *MC 9.41 Noise*.
12. Pursuant to *MC 18.33.180*, at least 15% of parcel shall remain as open space.
13. Pursuant to *MC 18.33.180.D*, healthy existing significant trees shall be preserved to the extent reasonably feasible and may be used to satisfy landscaping and open space requirements.

TOPOGRAPHIC MAP SITE PLAN

LEGEND:

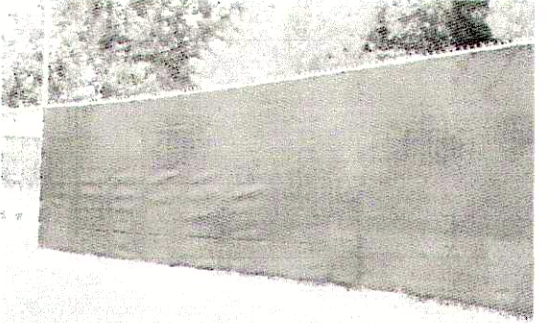
- △ SURVEY CONTROL POINT
- FOUND REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 1/2" REBAR (NO CAP)
- FOUND BRASS WASHER STAMPED "LS 10377"
- FOUND REBAR AND ALUMINUM CAP STAMPED "JR ENG LS 27275"
- FOUND REBAR AND ALUMINUM CAP STAMPED "JR ENG LS 25369"
- ⊕ FOUND AS SHOWN (SECTION CORNER)
- ⊙ WELL
- ⊕ WATER VALVE
- ▨ ASPHALT
- ▨ GRAVEL

received
4/14/2022

Redline for Skrip

Tamarac Contractor Services CUP Compliance Plan

Fence and tree screening indicated



New Driveway location per application
Future PLD- Porous Land Detention Areas
Retention/Detention pond area w/PLD
In ground rubble stabilization area
Future site expansion per drainage report
No proposed new structures
No proposed area lighting
Operational Hours: M-F 7 am - 9 pm, limited on weekends, subject to emergency requirements



SCALE: 1" = 30'
JOB NO.: 21648
APRIL 9, 2022

RAMPART
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 21648.DWG

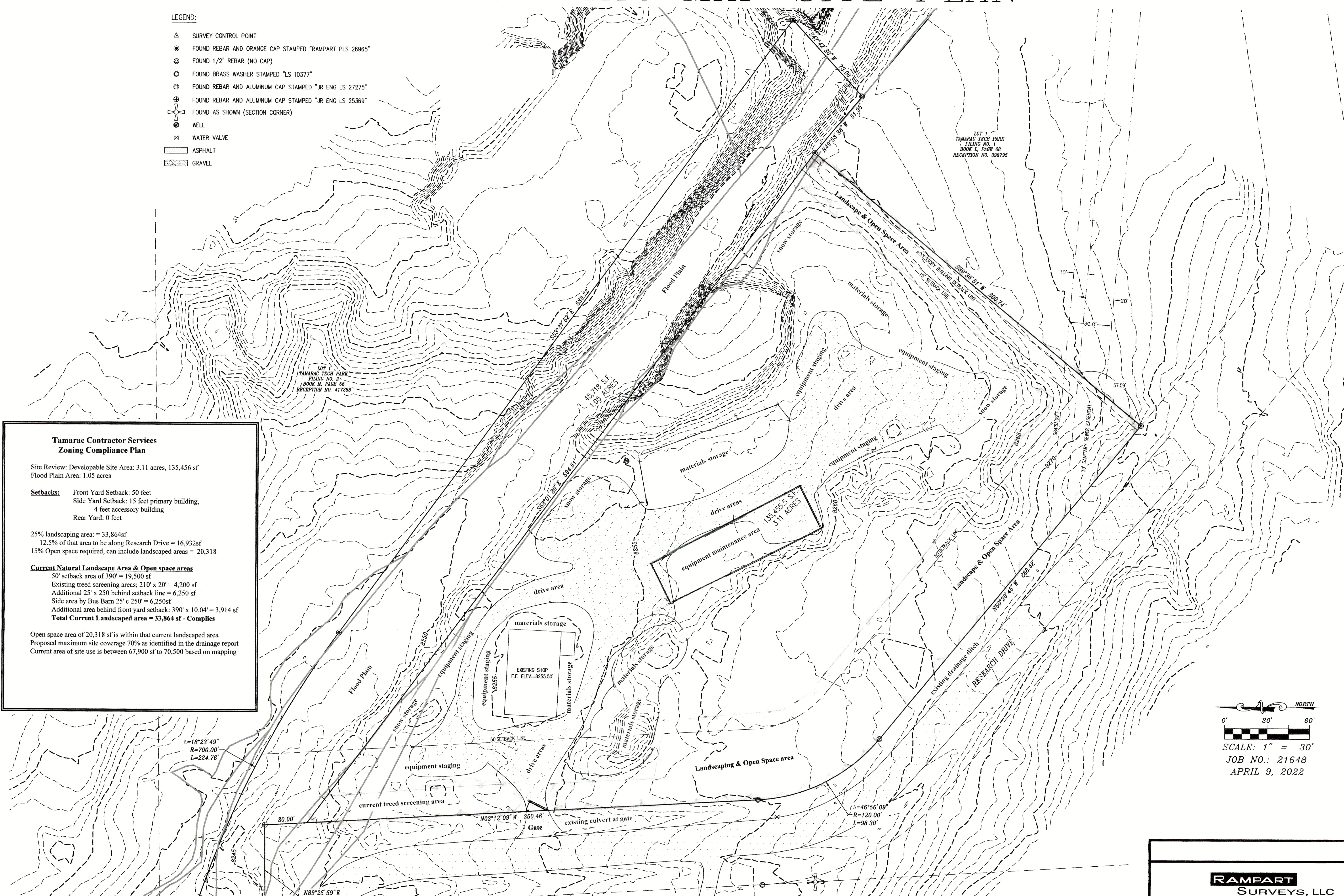
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TOPOGRAPHIC MAP SITE PLAN

received
4/14/2022

- LEGEND:
- △ SURVEY CONTROL POINT
 - FOUND REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - ⊗ FOUND 1/2" REBAR (NO CAP)
 - FOUND BRASS WASHER STAMPED "LS 10377"
 - ⊕ FOUND REBAR AND ALUMINUM CAP STAMPED "JR ENG LS 27275"
 - ⊕ FOUND REBAR AND ALUMINUM CAP STAMPED "JR ENG LS 25369"
 - ⊕ FOUND AS SHOWN (SECTION CORNER)
 - ⊕ WELL
 - ⊕ WATER VALVE
 - ▨ ASPHALT
 - ▨ GRAVEL



Tamarac Contractor Services Zoning Compliance Plan

Site Review: Developable Site Area: 3.11 acres, 135,456 sf
Flood Plain Area: 1.05 acres

Setbacks: Front Yard Setback: 50 feet
Side Yard Setback: 15 feet primary building,
4 feet accessory building
Rear Yard: 0 feet

25% landscaping area: = 33,864sf
12.5% of that area to be along Research Drive = 16,932sf
15% Open space required, can include landscaped areas = 20,318

Current Natural Landscape Area & Open space areas
50' setback area of 390' = 19,500 sf
Existing treed screening areas; 210' x 20' = 4,200 sf
Additional 25' x 250 behind setback line = 6,250 sf
Side area by Bus Barn 25' x 250' = 6,250sf
Additional area behind front yard setback: 390' x 10.04' = 3,914 sf
Total Current Landscaped area = 33,864 sf - Complies

Open space area of 20,318 sf is within that current landscaped area
Proposed maximum site coverage 70% as identified in the drainage report
Current area of site use is between 67,900 sf to 70,500 based on mapping

NORTH
0' 30' 60'
SCALE: 1" = 30'
JOB NO.: 21648
APRIL 9, 2022

**RAMPART
SURVEYS, LLC**

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 21648.DWG PAGE 1 OF 1

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