

May 30, 2002

Jerry Martin
Beth-El Mennonite Church
1219 Yuma Street
Colorado Springs, Colorado 80909

Dave Morrison
Land Patterns, Inc.
320 South Weber Street; Suite 100
Colorado Springs, Colorado 80903

RE: Review Letter: City File Numbers: CPC PUD 02-052 & CPC DP 02-053: Beth
El Mennonite Church

Dear Jerry & Dave:

The initial review of your request for an application for approval for the above mentioned development plan has been completed. Listed below are the City Planning Department's and other departmental comments and the required modifications that must be made to your plan prior to receiving the City Planning Department's recommendation for final approval.

Please modify your plan to reflect these changes and submit eight sets of "check print" copies for subsequent review.

This project will be subject to further review and additional City comments upon the re-submittal of revised plans and the provision of the additional required information.

Issues:

The following is an update regarding the issues and concerns identified by the neighborhood representatives, Steve Castle and Scot Hume, and voiced at the neighborhood meeting of May 14, 2002:

* Open Space: The proposed development review of this parcel and the potential City acquisition of the property continues along two separate parallel tracts. I have been informed that the City continues to investigate the potential purchase of the property. It is my opinion that the most significant natural features of this site, the steep slopes and mature ponderosa pine forest will be protected by the use of the hillside overlay's preservation / no build provisions.

* Traffic Calming / Circulation: City Traffic Engineering continues to work on the development of a neighborhood traffic calming plan. Restricting turning movements from the site onto Garden Ranch to right turn in and left

turn out only will greatly reduce the amount of traffic generated from this project from entering into the neighborhood. Therefore, the applicant will

* Access: Direct access onto Union is restricted by an existing plat restriction, is not encouraged by City Traffic, and may not be possible due to the existence of the drainage box culvert without extensive structural modifications. Access as shown at Garden Ranch is the best alternative location.

* Noise Mitigation: A religious institution by its very nature is typically a quiet passive use. The majority of noise generated will be from vehicles entering and exiting the site. The majority of traffic will be generated on Sunday mornings. By constructing a landscaping berm with ponderosa pines along the northeast portion of the site, in addition to the existing forest, this will minimize the noise impacts to the existing single-family neighborhood.

* Hillside Protection: The placement of the ponderosa forest and steep slopes into a preservation / no build area meets the intent and purpose of the hillside overlay and design manual. The most significant natural features will be protected while allowing development to occur in the least important areas, the grasslands and bottom flats. The hillside overlay does not prohibit uses or development, but rather it prescribes that development must be done to preserve the most significant hillside features. This project proposal does that.

* Wetlands: The US Corps of Engineers has determined that this parcel does not contain wetlands.

* Drainage / Groundwater: A drainage plan is currently under review by the City Engineering Department. Concerns about drainage and flooding have been expressed in their comments. Final approval of the development plan for this project will be withheld until City Engineering approval of the drainage plan has been secured.

* Fire Access / Hazard: The development of this site will provide better fire access to the steep slopes and ponderosa forest than what is currently available today. A wildfire hazard potential assessment report has been prepared and CSFD methods. CSFD specifically addressed on the development plan. I am concerned about a reasonable approach that allows wildfire mitigation to occur while still protecting the significant value of the ponderosa forest. Further discussion is necessary.

* Building Architecture: The overall design, height, materials are compatible and harmonious with the area and neighborhood. Recommended suggestions are not necessary.

* Residential Component: A previous pre-application sketch plan showed 12 residential units. This element has been removed from consideration for this plan. A condition of record has been recommended that restricts the use of the property to religious institutional use only. The applicant may further deed restrict the property to a religious institution, if they so desire.

* Union Landscape Setback: A full 25' landscape setback and parking lot screening along Union is shown. The landscape plan should be modified to include all 36 required trees without shrub substitutions. This treatment will provide for an enhanced landscape streetscape appearance along Union.

* Neighborhood Buffering: The combination of preserving the steep hillsides and the placement of a landscaping berm with new trees along the northeast section of the property, adjacent to the existing single-family neighborhood, will provide sufficient buffering. The placement of the church in the southern portion of the property, furthest away from the neighborhood will further contribute to the provision of adequate buffering.

* Building Location: The neighborhood representatives have requested that the location of the church upon the property be moved to the northwest corner. The reason is to minimize the placement of structures and parking lot to help buffer the new open space park along the southern boundary. Moving the church to the northwest corner would impact the existing single-family neighborhood, as well as the apartment complex to the north. The northwest location would also have a greater view impact upon the views to the ponderosa forest and mountains for the southbound traffic traveling along Union. As a compromise, I recommend maintaining the church at its proposed location, tucked close to the slopes, while maintaining more of the existing trees along the southern boundary and enhancing the buffer to the new open space park with parking lot screening plantings, additional trees and shrubs beyond the City requirements.

* Trail Access Location: The proposed plan shows a 20' public access trail easement at the southwest corner of the property. This easement would connect the 14' drainage box culvert bikeway / sidewalk to the new open space park to the south. This easement should be maintained. In addition a new 20' public access trail easement should be shown and granted along the toe of the slope, east of the proposed church location. This trail would be in proximity to the existing social trail location and would provide easy neighborhood access to the new open space park for the residents of the neighborhood. The trail could also function as the hardscape buffer between

the building and preservation / no build area, as recommended in the wildfire hazard mitigation report. The trail would also serve as an additional buffer along the northeast corner adjacent the existing single-family neighborhood. It is my opinion that trail use and church activities interaction would be minimal. Refer to Park and Recreation comments.

General:

1. Provide CSFD approval of the development plan. Refer to CSFD comments, attached.
2. Provide City Landscape Architect approval of the development plan.
3. Provide City Engineering approval of the drainage plan.
4. Provide City Engineering and City Planning approval of the Hillside Grading Plan.
5. Provide CSU access to water and wastewater lines can be accomplished.
6. Provide City Traffic Engineering approval of a modified traffic study. Refer to City Traffic comments.

Change of Zoning:

Recommend approval of the request to change the zoning from "PUD" allowing 11 dwelling units per acre with a maximum height of 42 feet for stacked flat residential units to "PUD" allowing a religious institution (church), subject to the following conditions of record:

1. That the use be limited to a Religious Institution (church) only, without accessory housing or a non-public parochial school facilities.
2. That the maximum building height be no greater than 35' and maximum size of 23,000 square feet.
3. Any proposed change of use would require a change of zoning and an amended development plan to reviewed and approved by the City Planning Commission and City Council.

Development Plan:

1. Show the City file numbers, "CPC PUD 02-052" & "CPC DP 02-053" in the lower right corner of each development plan sheet.
2. Floodplain that indicates that the parcel is not located within a designated flood hazard area.
3. Clearly label the preservation / no build area with text located within the area and the use of shading.
4. Add the following general note regarding the preservation / no build areas; "Preservation / No Build Areas: Is identified as that portion of this development plan and clearly identified and shown. This area is set aside as a restriction for the purpose of retaining the land in their natural, scenic and open state. Further it shall be unlawful for any person to construct any structure; remove any live vegetation, soils or materials;

perform any dumping, filling or grading; or to otherwise disturb within the area, except for the selective removal of vegetation required by the City to comply with the Wildfire Fuels Management provisions of the City Code."

5. Show a stop sign with a no right turn, left turn only sign at the intersection of Garden Ranch and the access drive.
6. Modify the access drive design to restrict turning movements onto Garden Ranch to a right turn in and left turn out.
7. Add the following general note: "Significant natural features are located within this property. Refer to the Land Suitability Analysis, located within the City Development Plan file, "CPC DP 02-053"."
8. In addition to the zoning, show the adjacent land uses.
9. Under proposed zoning, show "PUD/HS - Religious Institution" and provide

10. Under Site Data, remove the reference to the Garden Ranch Estates Master Plan. This parcel is not located within a recognized master planned area.

11. Indicate the approximate schedule of development.

12. Landscape Plan. Address all comments of the City Landscape Architect. Provide a request for administrative relief for the fence buffering requirements along the north and south property lines. In lieu of fencing along the northeast boundary, adjacent to the residential neighborhood provide a landscape berm. Plan is found to be in substantial compliance with City Site Category requirements. However, it is important to require the full requirement of trees (36) along Union, without any shrub substitutions. Parking lot screening along Union will require the shrubs as well.

13. Coordinate with the City Landscape Architect to not permit trees will be allowed within 15' of any Public Water/Wastewater mainlines. Modify the Landscaping/Development Plan to reflect this requirement.

14. Modify sheet 2 to show the full 25' landscape setback along Union to be compatible with the preliminary landscape plan and City requirements.

15. Add the following note regarding lighting: "Lights upon the buildings shall not exceed 10' in height from the finished grade elevation adjacent to the building. The height of pole parking lot lights shall be limited to a colour shall be

a dark colour

lot poles light fixtures shall be the shoe-box type with full cutoff features and be limited to a metal halide (white) type. That all lighting shall be arranged to reflect away from adjoining properties and public right-of-ways, and shall be shielded to contain all direct rays lights on the site. Light levels from the project shall not exceed 1.0 foot-candle, as measured along the perimeter property lines. Minimum lighting, except those used for the protection of the property, shall be used after 10:00 P.M. Interior lighting of the buildings will be controlled in order to minimize adverse negative impacts to the surrounding area."

16. Add the following note: "All substandard curb & gutter, pedestrian ramps and sidewalk adjacent to the site will need to be removed and replaced per

current City of Colorado Springs standards."

17. Show all proposed easements on the development plan.
18. The existing box culvert needs to be shown in an easement to be dedicated to the City.
19. Show and label all existing wastewater main easements to include Book and Page/Reception Number.
20. Show how access can be provided for all Wastewater Manholes that exists outside the public/private roadways. This required access shall be able to accommodate a maintenance vehicle weighing up to 25 tons.
21. Include the required wildfire notification notes as found in the City's Hillside Overlay Code section.

CSFD in

conjunction with the mitigation methods as specified in the wildfire hazard report and per CSFD comments. Refer to CSFD comments.

23. Show a 20' trail easement located along the toe of the slope connecting to the proposed sidewalk along Garden Ranch to the new open space park on the south.

Other City Departments: Listed below are the comments received from various City Departments, or other review agencies regarding the development of this property.

Traffic Engineering:

1. The traffic study identifies traffic generated by the church utilizing the signalized intersection of Union Blvd/Ranch Drive. Yet the only intersection analyzed was the right in/out at Union Blvd/Garden Ranch Dr. An additional analysis needs to be conducted examining both intersections during the Sunday and weekday peak hours and include queue analyses.
2. To minimize the neighborhood impacts resulting from church attendees exiting and traveling through the residential community, examine the possibility of the driveway having a right-turn in/left-turn out access only. Again the impacts of the Union Blvd/Ranch Drive intersection will need to be analyzed during peak hours and include queue analyses.
3. Additional comments may be provided following review of the revised traffic analysis.

5. Standard Comments.

City Engineering:

1. The Drainage Report submitted by Berge-Brewer mentions this site is subject to potential flooding. Berge-Brewer proposes to protect this site by constructing an earthen berm along Garden Ranch Drive. My concern is the berm will be compromised by the pedestrian ramp and the driveway entrance. I am also concerned that the velocity of the stormwater coming down Union Boulevard may be greater than what an earthen berm can handle. Berge-Brewer

needs to examine the flooding potential in greater detail by calculating the amount of stormwater runoff reaching the Union/Garden Ranch Intersection, depth of flow, velocity of flow, and possible solutions to the problem.

2. All substandard curb & gutter, pedestrian ramps and sidewalk adjacent to the site will need to be removed and replaced per current City of Colorado Springs standards. Please contact Pat Morris, City Engineering Inspector, to determine if there are any substandard items. Pat Morris can be reached at 385-5075.

3. The existing box culvert needs to be shown in a Tract to be dedicated to the City of Colorado Springs.

4. All other Standard Comments apply.

CSU Development Services - Engineering Administration Water Resources:
ACTION ITEMS:

13. Show and label all existing wastewater main easements to include Book and Page/Reception Number.

24. Show how access can be provided for all Wastewater Manholes that exists outside the public/private roadways, This required access shall be able to accommodate a maintenance vehicle weighing up to 25 tons.

19. No trees will be allowed within 15' of any Public Water/Wastewater mainlines. Modify the Landscaping/Development Plan to reflect this requirement.

INFORMATION ITEMS:

4. A Water plan will be required, showing the location of all existing and proposed water mains, valves, fire hydrants, storm sewers, sidewalks, street curbs, and any other structures must be submitted to and approved by the Colorado Springs Fire Department (C.S.F.D) and the Water Resources Department. All 12" and smaller water mains must be installed at the expense of the owner/developer of the property and in accordance with Water Resources Department and C.S.F.D. requirements. Water mains larger than 12" are installed in accordance with the major main policy; a copy of which can be obtained from the Water Resources Department.

water/wastewater facilities will be at the expense of the owner/developer.

11. This comment is for informational purpose only: Have the owner/developer or their engineer contact Contract Administration for any fees, reimbursements or recovery costs that may apply to this site, (668-8112).

15. Water/Wastewater main/service extension will be required by the developer.

CSU Development Services - Engineering Administration Electric: - OK

1. Electric Service connections limited to electric energy supply and transmission, substation and distribution facilities available at time of building construction.

2. Contact Electric Field Engineering Section; 668-4985 (north) for line extension requirements to serve area.

4. Any alterations to existing electric facilities will be at the Developer/Builder/Owner's expense.

7. CAUTION! Electric utility lines in area. Contact Field Engineering Office at 448-8248 prior to start of construction.

CSU Development Services - Engineering Administration Gas:
CSU approves the referenced request regarding gas facilities.

Colorado Springs Fire Department: Disapproval. Refer to attachment.

City Landscape Architect: Preliminary Landscape Plan

Schematic Landscape Diagram

No comments.

Soil Analysis

1. Soil Analysis, Preparation and Amendments reflecting Soil Analysis recommendations, is required prior to the approval of a Final Landscape Plan (Section 315.B. & C.). If deferral or waiver is requested, Administrative Relief for this request is required.

Landscape Plan

1. Note internal area to be provided.
2. Coordinate buffer tree abbreviation in the site category calculation for Garden Ranch Road with the abbreviations shown on the Landscape Plan.
3. Address the landscape buffer requirements as it applies to the entire east boundary. Existing conditions of the hillside and natural vegetation will provide compliance for that portion of the boundary within the Hillside Preservation/No Build Area.
4. Address the opaque structure requirement of landscape buffers, and reference in the Site Category Calculations.
5. Evergreen trees used to fulfill site category requirements are to be a minimum of 6' in size, with the size noted in the plant schedule.
6. Address the proposed phasing on the Landscape Plan, indicating any interim landscape improvements.
7. Note retaining walls and screening walls by type and height.
8. Indicate the height and slope of all berms. Berms with high water turf as ground plane coverage must meet berm standards (Section 313.E.5.).

Landscape Grading Plan

1. Label any slopes greater than 4:1.
2. Indicate intention for stockpiling of existing topsoil.

Irrigation Plan

1. Not submitted, not required with a preliminary plan submittal.
2. A Final Landscape Plan, required prior to issuance of a Building Permit, will not be approved without review of an irrigation plan. The Irrigation Plan is to address specific irrigation application rates with respect to turf type, seasonal requirements, and newly planted vs. established plantings.

Preliminary Landscape Plan

As a Preliminary Landscape Plan, a Final Landscape Plan, including all required support plans and documents, must be submitted and approved prior to issuance of a Building

Permit. Contact City Planning for required application forms and submittal requirements. All final plans are to be submitted and reviewed through City Planning.

Parks and Recreation: The proposed project has been discussed by the Trails Team and has been evaluated by Staff. The Trails Master Plan does not include a multi-use trail through this property. However, a neighborhood trail connection between Garden ranch Drive and the open space south of the proposed church is desirable.

Staff recommends revision of the development plan to include a trail at the toe of the slope (along the northeast boundary of the proposed preservation area). As an alternative, a less preferred trail alignment could be constructed to traverse the preservation area as previously discussed with the Church and neighborhood.

If a trail alignment is included on the final development plan, Parks and Recreation will require a public trail easement.

Police:

* It is recommended that any rocks larger than 2" in diameter be cemented into place to prevent them from used as a burglary tool.

* Plans do not show exterior building lighting.

Emergency Database Coordinator: No comment.

If you have any questions regarding this review, please call me at 385-5090.

Sincerely,

Larry Larsen, AICP
Development Review Planner

City Planning File Number: CPC PUD 02-052

City Planning File Number: CPC DP 02-053

Steve Castle, Neighborhood Representative

Scot Hume, Neighborhood Representative