

The concurrently submitted applications for the 767-acre property were for a rezoning of 350 acres from RR-5 (residential rural) to RR-2.5 (residential rural), the rezoning of a separate portion of the property to the CC (commercial community) zoning district, and a preliminary plan for the entire property. 409 acres of the site will remain as RR-5. Access to the development will be via three proposed rural local roads along Hodgen Road and one along Meridian Road. All streets within the subdivision are planned to be public roads and would be adopted and maintained by county following their completion and satisfactory inspection. The property is located within the Black Forest Preservation Plan area.

The preliminary plan is for 143 single family lots, with an overall density of one dwelling per 5 acres across a mixture of RR-5 and RR-2 zoning, one commercial lot and 151 acres of open space, drainage tracts and rights-of-way. All perimeter lots, apart from those adjacent to Hodgen Road, would be over 5 acres and the lots along the northern boundary, adjacent to the Country Squires Estates subdivision, would be 7 to 10 acres. The 2.5-acre lots are generally planned to be located along Hodgen Road. The open space will include floodplain and wetlands, and there will be a pedestrian trail through it.

The commercial lot, situated at the northwest corner of Hodgen and Meridian Roads, would be just over 4 acres and in an area that the local small area plan identifies as a potential location for commercial uses. The plan further

states that any commercial uses should be geared toward the needs of local residents. The rest of the CC-zoned area would be a drainage facility and not eligible for a building permit.

There has been opposition to the development from adjacent neighbors who have felt the rezoning of part of the property to RR-2.5 is not in keeping with the rural nature of the area. There is also opposition to the likely development of a convenience store.

The Mountain View Electric Association (MVEA), which would provide electrical service to the site, also opposed the preliminary plan application. MVEA is currently in litigation with the county regarding rights of way. At the suggestion of county staff, the developer has proposed an additional easement for MVEA that allows it to comply with county's right-of-way regulations in this case.

The planners and developers worked closely with the Black Forest Land Use Committee on this development, and the committee supported approval of the preliminary plan, stating that the development "conforms well to the Black Forest Preservation Plan."

Services to the future residents of the development are to be provided by four special districts, known as Winsome Metro Districts Nos. 1, 2, 3, and 4. The districts will install the necessary public infrastructure and be responsible for the ongoing maintenance of the open space, trail, drainage ways, and floodplain areas. The process necessary to establish the four districts got

underway at the July 23 BOCC meeting when the commissioners unanimously approved the districts' service plan.

Rollin Ridge Estates

At the July 23 BOCC meeting, the commissioners unanimously approved three requests from property owner TC&C LLC relating to its proposed Rollin Ridge Estates development at the southwest corner of Highway 83 and Hodgen Road. The 57-acre property is currently zoned RR-5 (residential rural) and is located within the boundaries of the Tri-Lakes Comprehensive Plan area. Access to the site would be via Hodgen Road.

The commissioners concurrently heard a request to rezone 8 acres of the site to a PUD (planned unit development) for future commercial use, a request to rezone the remainder of the property to RR-2.5 (residential rural) for 16 single-family residential lots, and an application for a preliminary plan for the whole site.

David Jones of Land Resources Associates, on behalf of the applicant, told the commissioners that the commercial development would be four buildings over three lots. One would be intended as a convenience store and gas station and the other would be a mixture of retail and office space in two stories.

The county received objections from neighbors who had concerns about water availability, increased traffic, the impact on open space, and the smaller lot sizes. David Schroeder spoke at the hearing to voice his and fellow neighbors' concerns about the

proposed commercial development that he said would drastically and irrevocably alter the nature of the area in profoundly detrimental ways.

The applications were approved 3-0. Commissioners Longinos Gonzalez and Holly Williams were excused. There was a finding for water sufficiency for quantity and dependability, but a finding for water quality was deferred to the final plat stage because the county's Public Health Department has not yet made a recommendation for this.

The applications were recommended for approval by the El Paso County Planning Commission at its hearing on July 2. See article on page 17.

Gleneagle golf course redevelopment

The commissioners approved a request for a vacation and replat request from G & S Development Inc., the owner of the Gleneagle Golf Course Residential Infill Development, to create the final 12 lots on the former golf course at their July 9 meeting.

The request related to a tract created at the time of the final plat approval for the rest of the former golf course to allow the development to move forward while drainage issues relating to the 12 lots were resolved.

The El Paso County Planning Commission heard the application at its June 18 meeting and recommended it for approval. See www.ocn.me/v19n7.htm#epcpc.

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Woodmoor Improvement Association, July 24

Better public safety communication; uptick in mountain pine beetle activity

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met July 24 to discuss improving communications for public safety, learn about an uptick in mountain pine beetle (MPB) activity, and hear updates on The Barn expansion. Board members Lee Hanson, Bert Jean, and Rich Wretschko were absent.

Public Safety communication improvements

Public Safety Director Brad Gleason reported that Woodmoor Public Safety (WPS) has been granted approval to

join the Pikes Peak Regional Communications Network (PPRCN). Gleason said this will allow WPS to better communicate with surrounding public safety entities such as fire and police departments and the El Paso County Sheriff's Office. He noted that Sheriff Bill Elder was very supportive of this effort. For more information see <http://pprcn.com>.

Gleason later made a motion to request \$8,700 from the reserve fund to buy five new radios. WPS will still have its own channel (talk group) for inter-

nal communications but since WPS regularly assists with traffic control and often arrives at a fire scene first, it will also be able to communicate directly with other entities on a shared channel instead of going through dispatch. This will allow WPS to quickly relay information that could allow other entities to adjust their response level based on current information.

Gleason noted that the current radio system is a VHF system slated to be out of service by the FCC by 2020. This spurred the effort to join PPRCN, pur-

chase new radios, and to ultimately improve community safety and working relationships with other public safety entities. The board voted unanimously to approve the motion.

Uptick in mountain pine beetle

Forestry Director Ed Miller reported there have been 10 new cases of MPB activity in North and Central Woodmoor in 2019. Eleven pines with MPB infestations were removed from the common areas. Bush noted that another option of spraying, while not cheap, is available in some cases.

Woodmoor Public Safety addition

Commons Area Administrator Bob Pearsall reported that WIA received its building permit for the WPS addition to The Barn on July 15. Prior to beginning excavation, a large blue spruce tree was successfully moved on July 22. The construction is anticipated to take about 60 days. Three windows will be repurposed elsewhere in The Barn and 10 sprinkler heads were removed and will be placed in storage as spares.

Board highlights

- The first mowing in Woodmoor common areas has been completed. There has been unusually high grass growth this year. Residents should mow tall grass on their property to the edge of the roadway to improve overall community appearance and eliminate a potential fire hazard.
- President Brian Bush stated that Community Outreach Director Jean will report on five newly available scholarships at the August meeting. Jean also has been attending the NEPCO meetings to report important information to



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