

to RR 2.5 (residential rural). The current preliminary plan application sought approval for 48 single-family residential lots, with drainage tracts, rights-of-way, and two open space tracts. The applicant also requested approval for pre-development site grading.

As the preliminary plan application did not include a request for a finding of water sufficiency and because there are still details to be agreed upon between the county and the applicant concerning the extension of Furrow Road to Higby Road, the applicant did not request the administrative approval of final plats.

The county had received a number of emails raising concerns about the extension of Furrow Road. Jennifer Irvine, county engineer, spoke at the hearing, telling the commissioners that the extension is identified in the 2016 Major Transportation Corridors Plan update and had been in the plan since at least 1985. She described Furrow Road as a collector-type road and emphasized the importance of the extension in providing another north/south connection. She concluded, "The bottom line is that this roadway was planned and needed over 30 years ago."

As at the El Paso County Planning Commission hearing on Oct. 15, discussion focused on density transition. John Mills, the owner of three RR-5 (residential rural) lots north of the proposed development, who had spoken at the Planning Commission hearing, again called for compromise to provide a better transition between the proposed northern lots and his property. He said, "I'm only opposing this rezone if there's no compromise. I know there's compromise from existing landowners when development comes in. I get it but I also think there should be compromise the other way if there's something we can do to meet in

the middle." Mills asked that the three proposed lots abutting his property be turned into two larger lots to provide some density transition. If this were not possible, he wanted to see some sort of additional setback.

Responding, Jason Alwine, senior landscape architect at Matrix Design Group Inc., representing the developer, said he felt the developer was meeting the compatibility and transition requirement of county's code given the variety of zoning around the proposed development and the future urban development to the south.

Commissioner Stan VanderWerf said he did not feel compelled to impose any kind of condition requiring a setback on the lots in question and encouraged the developer to work with the adjacent property owner, saying, "If there's a way to accommodate the request, and I'm really referring to the 100-foot setback part of this, I think that would be wonderful."

Commissioner Longinos Gonzalez Jr. said that he felt it was not unreasonable to request an increased setback on the two lots. Commissioner Mark Waller voiced concern about mandating a setback and then finding that the topography of the lot would not allow for it. Nina Ruiz, planning manager, Planning and Community Development, suggested another approach would be to include a "building envelope," a designated buildable area, on the final plat.

Alwine then said that, in the interest of compromise, the owners would provide a 75-foot setback at the rear of the two lots so that no condition would be placed on future final plats. Waller commented that he felt there was no need to do anything at this point and that he felt the matter would be resolved. He said, "Please continue working with the adjacent landowner so we can make sure this is done as well as

possible for everybody."

Both requests were approved unanimously.

Rollin Ridge final plat

At their Nov. 24 meeting, the commissioners voted unanimously to approve the final plat application for 16 single-family lots at the 57-acre Rollin Ridge development at the southwest corner of the Hodgen Road and Highway 83 intersection. The application was heard as a consent item, meaning there was no discussion. The Planning Commission voted to recommend it for approval at its meeting on Nov. 5.

The rezoning and preliminary plan applications for the site were approved by the BOCC in July 2019. The development includes a commercial part that was not part of this final plat application; it will come forward as a separate final plat application at some point in the future.

Highway 105 project

While attending the Nov. 10 meeting for the Grandwood Ranch application, Jennifer Irvine, county engineer, took the opportunity to provide an update on the Highway 105 project. She said, "We have two projects along that corridor that are underway and under design phase right now: I-25 to Lake Woodmoor [Drive], which will improve Highway 105 to four lanes, and Project B, Lake Woodmoor to Highway 83 and we will be improving that section not to four lanes but two lanes and also completing shoulders and other safety improvements along that roadway."

She explained that improvements along that section of the highway would include turn lanes and, in some locations, signals. She said, "We are looking at monitoring Lake Woodmoor [Drive]. I anticipate at some point in the future that will be either signalized or, in the interim, we will be doing signal turn lane improvements at that location."

She anticipates signaling the Furrow Road and Roller Coaster Road intersections at some point in the future.

2021 budget

At their Nov. 17 meeting, the commissioners gave their final direction on the 2021 budget, which totals about \$403 million. They agreed to allocate a further \$15,000 to Planning and Community Development for code enforcement clean-up projects. This left \$245,000 in the fund balance which the commissioners directed should be kept in reserve for now in case additional funds are needed for COVID response. Should the funds not be needed for this, they can be appropriated in the future for a different purpose by the BOCC. The commissioners are likely to decide this at a meeting in April or May of next year.

The budget is now scheduled to be adopted at the Dec. 8 BOCC meeting.

Johnson subdivision waiver

At the Nov. 10 meeting, the commissioners unanimously approved a request by Delroy and Janet Johnson for a waiver of certain subdivision regulations under the county's land development code to allow them to provide safe, private access to three proposed new lots on their property. The request was heard as a consent item, meaning there was no discussion. A minor subdivision application will now follow to enable the Johnsons to create four lots on their 29-acre property on Highway 83, slightly north of its intersection with Old North Gate Road.

The application was heard by the Planning Commission at its Oct. 15 meeting and unanimously recommended for approval. See https://www.ocn.me/v20n11.htm?zoom_highlight=delroy.

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El Paso County Planning Commission, Nov. 5 and 19

Rollin Ridge final plat recommended for approval; residential development proposed on Benet Hill Monastery land

By Helen Walklett

During November, the El Paso County Planning Commission recommended for approval a final plat request for the residential portion of the Rollin Ridge development at the southwest corner

of the Hodgen Road and Highway 83 intersection. The commissioners also recommended for approval rezoning and preliminary plan applications by Benet Hill Monastery to allow the development of 26 attached single-family

residential lots on land it owns adjacent to the monastery.

Rollin Ridge final plat

At their Nov. 5 meeting, the commissioners voted unanimously to recommend for approval the final plat ap-

plication for Rollin Ridge to create 16 single-family lots, a tract for storm water quality and detention, a tract to be held for future commercial development, and right-of-way at the 57-acre property at the southwest corner of the Hodgen Road and Highway 83 intersection. The lots will be a minimum of 2.5 acres.

The application was scheduled to be heard as a consent item, meaning it would not receive a full hearing, but Commissioner Tim Trowbridge requested that it be heard as a regular item to hear of changes that had occurred since the last hearing and for the benefit of newer Planning Commission members.

The rezoning and preliminary plan applications for the site were approved by the El Paso Board of County Commissioners in July 2019. Those applications included the commercial use part of the site. This final plat application concerns only the residential portion. See <https://www.ocn.me/v19n8.htm#epbocc>.

David Jones of Land Resource Associates, on behalf of the applicant, told the commissioners that the lots and road layouts had not changed since the preliminary plan application with the exception of the entrance, where improvements had been made. He also provided an overview of the site's drainage.



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