

northbound Mitchell onto Second Street is based on traffic during a normal train crossing.

- His long-term traffic projection takes into account all projected development and related increases in traffic from the south.

Land planner Tim Siebert of NES Inc. stated that the development is dedicating additional right of way to the town for future widening of Mitchell Avenue. He stated that the 10-foot side setbacks being proposed are the minimum side setbacks for lots adjacent to West Oak Ridge. The specific positioning of various models of homes to be built on the various individual lots will produce different

side and rear setbacks.

The Planning Commission recommended approval of the proposed PD site plan on May 14 by a 6-1 vote with the four conditions noted above.

The board unanimously approved the proposed preliminary/final PD site plan with the four conditions

**Change in landscaping code approved**

The board unanimously approved a change to Section 17.52.040 in the town landscaping code that:

- Changes approval authority for the removal of trees in Monument greater than 2 inches in caliper from the Board of Trustees to the director of Development Services.
- Reduces the maximum amount of turf grass allowed by the town for residential properties from 33 percent to 25 percent.
- Prohibits turf grass for non-residential properties, except in certain circumstances personally approved

by the director of Development Services on a case-by-case basis.

- Requires a minimum of 12 shrubs and/or ornamental grasses per 100 square feet, and one deciduous, ornamental, or evergreen tree per 625 square feet of landscape area.

At its April 9 meeting, the Planning Commission had tabled this municipal code revision for further discussion and for staff to provide additional language. The Planning Commission recommended approval of this code revision 5 to 2 on May 14.

All trees removed that are greater than 2 inches in diameter shall be replaced by trees of an equal caliper to the tree removed on a 2:1 basis. Trees that are listed as noxious by the U.S. Department of Agriculture or the Colorado Department of Agriculture can be removed without complying with the requirements of this section.

The Gambel oak shrub is not considered noxious or a tree, though it is considered a wildfire hazard due to its extreme persistent ammability. ([www.cyberwest.com/cw20/mesa\\_verde\\_fires.html](http://www.cyberwest.com/cw20/mesa_verde_fires.html))

Landscaping plans are to be submitted for approval by the town before work is carried out. These plans shall include an irrigation plan pursuant to town requirements. In cases where a water source is not available to a site, the property owner must state that manual watering will be conducted until landscaping is established, and provide a schedule for manual watering.

Citizens can now remove sod now and replace it with xeriscape, but they must obtain a landscape permit for doing so from the town staff in Town Hall. Failure to maintain landscaping is a town code issue, and citations can be issued for not complying with approved landscaping plans.

Turf areas may consist of bluegrass or drought-tolerant improved tall fescue (e.g., rhizomatous tall fescue or approved alternate) varieties, which may cover a maximum of 25 percent of the lot's pervious area.

No turf grasses of any kind are permitted for any new non-residential properties. For all landscaped areas in non-residential developments, a combination of wood and/or decorative rock mulch, trees, shrubs, ornamental grasses, and ground cover shall be installed. Non-irrigated native grasses may be considered, provided they cover a maximum of 25 percent of a nonresidential site's pervious area and as long as the grass areas are initially irrigated to establish the grasses, and the species of grasses are demonstrated to be able to survive without irrigation after the initial establishment period.

The director of Development Services, in certain situations, may allow areas of turf grass where it is desired for certain uses, provided that there is adequate water to serve the site under the town's water demand regulations. Otherwise, drip irrigation systems will be used for all of the xeriscape areas. Drip irrigation uses about one-tenth the water that rotor and spray heads use to irrigate sodded areas.

The maximum percentage of turf grass allowed in Lake of the Rockies is still 33 percent because the landowner applied for the PD site plan before this ordinance revising the landscaping code was approved.



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