

El Paso County Planning Commission, May 2

# Gleneagle Golf Course residential infill project and Academy Gateway applications approved

By Helen Walklett

At its May 2 meeting, The El Paso County Planning Commission approved requests relating to the golf course land in Gleneagle and to the Academy Gateway development on the northwest corner of Struthers Road and North Gate Boulevard.

### Gleneagle Golf Course development

After detailed discussion regarding ongoing drainage issues, the commission approved 6-1 (Commissioner Kevin Curry voted against) a preliminary plan and final plat approval requests relating to the development of the golf course land in Gleneagle. The applicant, Westbrook Capital Holdings LLC, is applying to build 56 single-family homes on a 28-acre portion of the former golf course land.

The applicant had requested two waivers. The first was a waiver of the county requirement for a maximum of 25 lots on a dead-end roadway, the Mission Hill Way cul-de-sac. This request would add 22 more single-family-home lots, only accessible via Mission Hill Way, which already serves two townhome developments and multiple single-family lots. The second request was for a waiver of the county requirement that the water supply be sufficient for 300 years to allow the state's 100-year water supply requirement to apply to these 56 lots.

**Note:** Only the state 100-year water supply requirement applied when the existing development, plats/zoning/site plans were originally approved. However, the state's previ-

ously applicable 100-year rule is not automatically "grandfathered" since this request is for a new land use that has a much higher water demand.

Both waivers were approved.

The commission first considered the application at its March 21 meeting, but after three hours of discussion it voted to continue the items to its April 18 meeting to allow time for the applicant to secure missing drainage easements and for county staff to approve the preliminary and final drainage and erosion control plan and reports. See [www.ocn.me/v17n4.htm#epcpc](http://www.ocn.me/v17n4.htm#epcpc)

At the commission's April 18 meeting, it was initially thought that there was a quorum of commissioners present who had heard the earlier testimony but it was quickly realized that this was not the case. The items were therefore continued to the May 2 meeting.

Discussion at the May 2 meeting concerned unresolved drainage issues. In summing up the situation, Craig Dossey, executive director, county Planning and Community Development Department, stated that the developer and the county "are at a total impasse" regarding the unresolved drainage situation. He said a policy decision now needed to be taken on these technical issues and that this could only be done by the Board of County Commissioners.

### Academy Gateway

The commissioners unanimously approved a preliminary plan and final plat approval requests for Academy Gateway,

the proposed commercial development on an 18-acre parcel of land at the northwest corner of Struthers Road and North Gate Boulevard. The developer, James Barash, is one of the original developers of Gleneagle.

The preliminary plan includes 11 commercial lots and one tract that would be used as a private loop road serving the development. The applicant requested three waivers to allow for the construction of a private road instead of a public road, to modify the design standards for a private road and to allow a water sufficiency finding for a 100-year water supply instead of a 300-year water supply. All three waivers were approved.

The final plat request was for three commercial lots, two future development tracts, and one tract to be used for a private road serving the development.

The El Paso County Department of Public Works and its consultant are in the process of a preliminary design for a roundabout at the Struthers Road and Gleneagle Drive intersection. The final decision to construct a roundabout, rather than install a traffic light, is the county's to make. The roundabout has proved controversial. See [www.ocn.me/v17n3.htm#roundabout](http://www.ocn.me/v17n3.htm#roundabout).

Both the Gleneagle Golf Course and Academy Gateway applications will now be heard at a meeting of the Board of County Commissioners.

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### El Paso County Sheriff's Office report

## Highlights of March crimes in County Sheriff's District 1

The following information was compiled from the monthly El Paso County Sheriff's Office (EPSO) Neighborhood News. OCN's report covers only EPSO District 1 (see map at right) and does not include criminal activity from the Town of Monument, the Town of Palmer Lake, or Colorado Springs addresses:

**Burglary:** 16000 block Red Fox Ln., 18100 block Augusta Dr., 19500 block Fox Trail Way (attempted), 17200 block Colonial Park Dr.

**Criminal Trespass Auto:** 15100 block Chelmsford St, 900 block Burning Bush Pt.

**Criminal Mischief:** 19300 Draco Dr., County Line Rd/Indi Dr., 13800 block Gleneagle Dr., 18200 block Will O The Wisp Wy.

**Theft:** 20200 block Hunting Downs Wy., 1800 block Woodmoor Dr., 500 block Heatherdowns, 18500 block Knollwood Blvd.

**Motor Vehicle Theft:** 15200 block Chelmsford St.  
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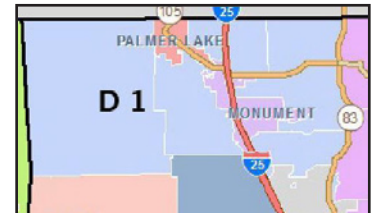
### Coffee With a Cop (El Paso County Sheriff)

Meet your neighbors and El Paso Sheriff Office deputies for coffee and conversation! No agenda or speeches, just a chance to ask questions, voice concerns, and get to know the deputies in your neighborhood.

- Sat., July 1, McDonald's, 8120 Voyager Parkway, Colorado Springs 80920, 10 a.m.—noon.
- Sat., July 8, Wesley Owens Coffee, 1773 Lake Woodmoor Dr., Monument, 10 a.m. – noon.

**Right:** The light blue area is County Sheriff's District 1. It excludes the towns of Palmer Lake and Monument.

Map courtesy El Paso County.



To subscribe to monthly email for El Paso County Sheriff's Office Neighborhood News, contact Crime Prevention Coordinator Merody Broom, 719-520-7151 or [MerodyBroom@elpasoco.com](mailto:MerodyBroom@elpasoco.com).

Also see the notice on page 28 and the WIA article on page 1.

## April Weather Wrap

By Bill Kappel

April started and ended cold and snowy, with plenty of dry and mild weather in between. The active weather during the month brought much-needed moisture during one of the most important times of the year as we begin our growing season. Temperatures were slightly warmer than normal overall for the month, but there was a lot of variability between the warm and cold periods.

An active weather pattern continued from the end of March into the beginning of April. This was a welcome sight, given how dry and warm most of February and March had been. The first day of April was cold and snowy around the region. Most areas above 7,000 feet received 4 to 8 inches of new snow, including around a half-inch of liquid precipitation. Temperatures only managed the mid-30s during the afternoon, but the strong April sunshine helped to melt some of the snow. Melting was very efficient the next two days as highs reached into the low to mid-50s, melting most of the snow by the afternoon of the 3rd.

The next storm began moving into the region during the early morning hours of the 4th. This storm packed even more moisture and slightly colder temperatures than the previous one. This allowed significant snow to accumulate at even lower elevations. Travel was hazardous in many areas around the region, especially during the morning commute. The heavy snowfall held temperatures well below normal, as highs struggled to reach the low 30s on the 4th. The storm slowly exited the region by afternoon with just some light snow and flurries continuing to early the next morning. Skies cleared that night, and that allowed temperatures to plummet by the morning of the 5th. Lows dipped into the single digits the morning of the 5th. Temperatures began their slow climb that afternoon, reaching the low 40s on the 5th, as much of the sun's energy was used to melt the fresh snow.

Over the next week, temperatures continued to climb as the pattern changed back to dry and warm. Highs reached

into the mid-50s on the 6th then upper 60s to low 70s on the 7th and 8th. Temperatures cooled slightly on the 9th and 10th, reaching the low to mid-50s each afternoon. Mild air moved back in from the 12th through the 16th, with highs reaching into the 60s and low 70s each afternoon. No precipitation fell during the period as well.

Dry and mild conditions continued for the first few days during the week of the 17th. High temperatures reached the mid- to upper 60s each afternoon with only high and mid-level clouds at times. The pattern began to change during the 20th, with clouds increasing as a storm system approached the region. By the evening of the 20th, rain began to fall in the region, with snow mixing in late. Temperatures stayed below normal for the next couple of days, with highs only reaching the upper 40s. Areas of rain and snow continued to affect the region, with the heaviest snow occurring overnight Friday into Saturday morning. During the period, a half to one inch of moisture accumulated in most areas. Sunshine quickly returned to end the weekend, with highs rebounding into the 60s.

The last week of the month was hit with a one-two punch of storms. The first affected the area on the 25th. Clouds increased that morning, with rain showers turning to snow around mid-afternoon. Snow continued that evening with 2-3 inches accumulating. A very brief break on the 26th melted most of that snow, but this was short lived as the most powerful storm of the season was approaching the region. The first signs of a change showed up around early afternoon on the 27th. Clouds thickened and thunderstorms developed. This produced a little bit of everything: rain, hail, and graupel.

But this was just the beginning, as the main storm was moving closer and drawing in both moisture and cold air. The main front with this storm began to move through the region during the late afternoon of the 28th. Snow began to fall and winds kicked up. Again, there were some thunderstorms in the area as well, signifying just how energetic this

system was. Snow and wind continued all day on the 29th, holding temperatures well below normal. Highs only made it to the mid-20s, with the strong winds making things feel even colder.

The storm slowly cleared the region by early the next morning. In its wake, more than a foot of snow had accumulated, including around an inch of liquid equivalent. Sunshine returned to end the month, and the melt began in earnest by the afternoon of the 30th.

### A look ahead

May often experiences a wide variety of weather conditions in the region from warm, sunny days to severe thunderstorms and hail, and even some snowfall. May 2007 was a snowy May, with over 20 inches accumulating for the month, while other times very little snow fell during the month. In general, we can usually expect warmer conditions to finally settle in, with temperatures reaching above 80°F likely to occur on several afternoons.

### April 2017 Weather Statistics

Average High	55.6° (-0.9°)
Average Low	29.6° (+2.2°)
Highest Temperature	73° on the 14th
Lowest Temperature	7° on the 5th
Monthly Precipitation	3.33"
	(+0.37", 10% above normal)
Monthly Snowfall	33.1"
	(+6.4", 20% above normal)
Season to Date Snow	84.1"
	(-32.1", 27% below normal)
	(the snow season is from July 1 to June 30)
Season to Date Precip.	13.34"
	(-3.83", 24% below normal)
	(the precip season is from July 1 to June 30)

Heating Degree Days 672 (-16)

Cooling Degree Days 0

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