

El Paso County
Planning & Community Development
Planning Checklist

Parcel Number: 7111400007; 7111404111

Zoning

Existing Zone(s)

Zone	Name
<u>PUD</u>	<u>PUDSP164</u>

Proposed Zone(s)

Zone	Name
<u>PUD</u>	<u></u>

Zoning Analysis

Water supply - LDC Sec. 8.4.7

Wastewater disposal - Sec. 8.4.8

Soils & Geology - Sec. 8.4.9

Subdivision criteria - Chapter 7 - Sec. 7.2.1(D)(2)

PUD - Sec. 4.2.6

Highly recommend neighborhood meetings

Zoning District Requirements (density, lot size, lot design standards, building setbacks)

Existing PUD: 6 ft front setback, 3 ft porch; 7 ft side setback, 3 ft porch, 0 ft common; 15 ft rear setback, 5 ft porch

30 ft building height

3.87 DU/ac -> 5.6 DU/ac

Open space 10% minimum per PUD standards

Processing Issues

Fee(s)

Application Type

PUDSP

EGP

Fee Amount

\$

\$

\$

_____ \$ _____
Total \$ _____

Processing Issues and Options

Early grading as a standalone permit recommended to start CLOMR/LOMR process

Design and Landscaping

Site Design/Layout (Lot pattern, circulation/road design, open space, preservation of natural features, compatibility internally and with adjacent land uses)

How will landscaping be impacted by layout change? East landscape buffer? Units encroach road buffer

Landscaping

- ☐ Expressway, Principal arterial area depth – 25'-Trees required 1 per 20'
- ☐ Urban interchange/Intersection area depth – 25'- N/A
- ☐ Minor arterial area depth 20' – Trees required 1 per 25'
- ☒ Non-arterial area depth 10' – Trees required 1 per 30'
- ☐ Parking lot landscaping required
- ☐ Buffer between non-residential and residential districts separated by a non-arterial road or public alley

Internal Landscaping:

Other Landscape Requirements:

Landscaping Description:

Signage:

Lighting:

Photometric Plan Required ☐

Site Characteristics:

Vegetation:

Wetland impact analysis - much of vegetation will likely be removed to accommodate grading

☒ 30% or greater slope

☒ CGS review required

☒ Floodplain

☐ Noise mitigation required

☒ Preble's mouse

Topography: _____

Soils/geology: _____

Floodplain comment: LOMR/CLOMR to move floodplain

Noise comment: _____

Will need full wildlife study for Preble's - US F&W review, EPC Conservation, EPC Environmental, US Army Corps for wetland impacts

Water Quality:

Air Quality:

Visual Quality:

Districts

Taxing Entities

EPC

Lewis-Palmer School 38

Tri-Lakes Monument Fire

EPC Conservation

EPC Road & Bridge

Pikes Peak Library

Woodmoor Water & Sanitation

Proposed source of water

☒ Central systemDistrict name: WWSD

Proposed method of waste water disposal

☒ Central systemDistrict name: WWSD

Water/wastewater

comments: _____

Fire District: Tri-Lakes Monument

Emergency Services Issues:

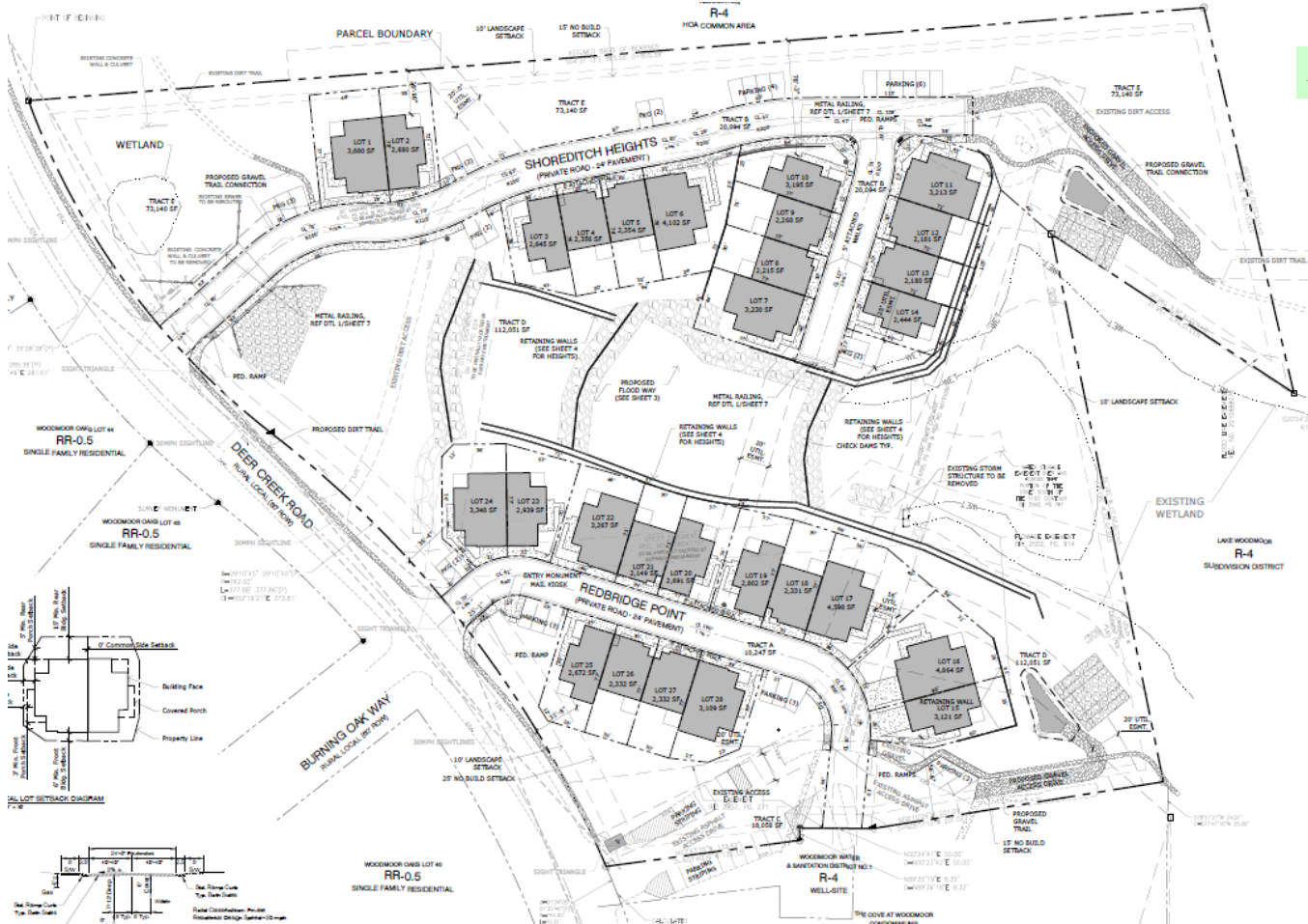
Fire protection report required

Commissioner District: 1

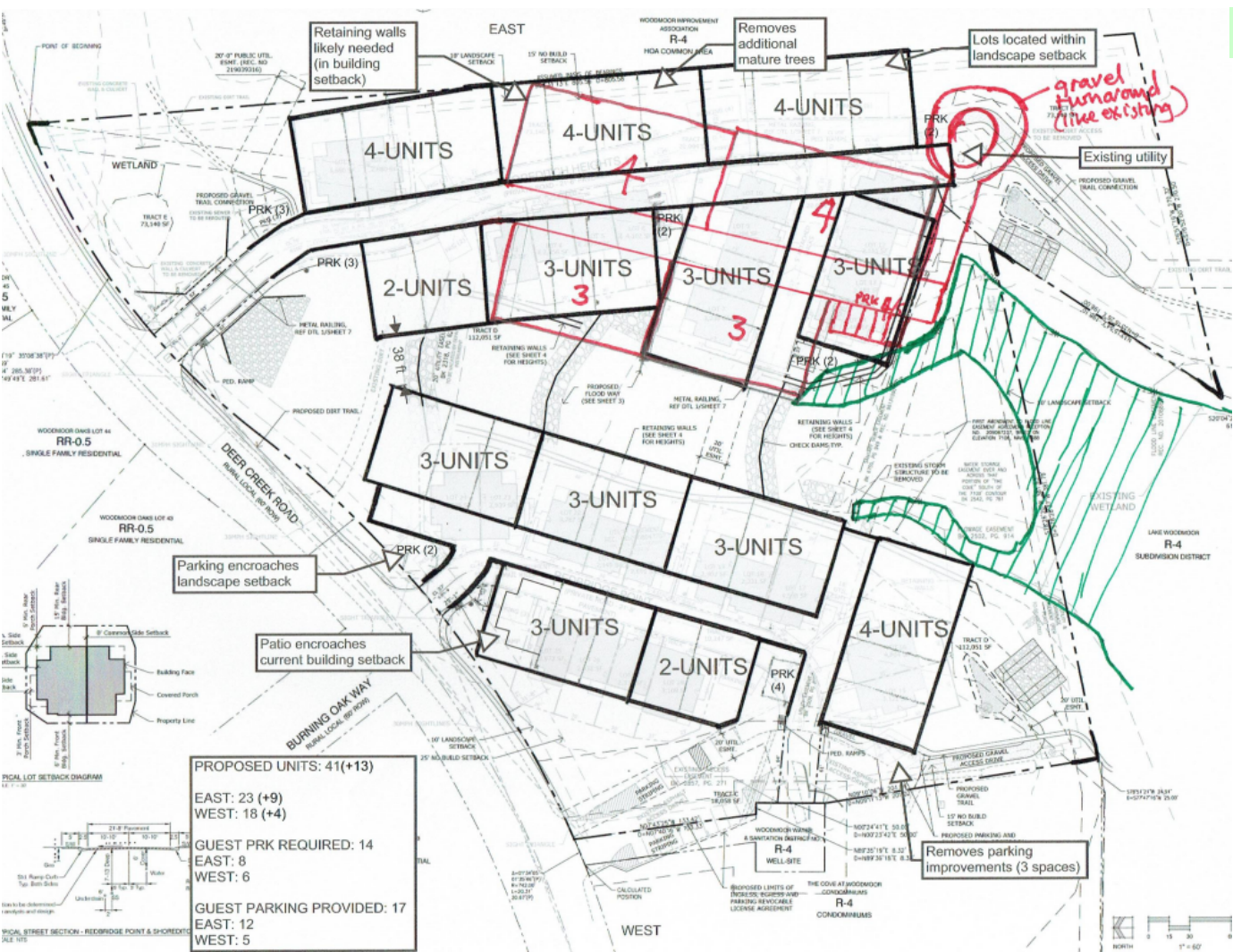
Code Waivers:

Relevant past history:

As approved



As proposed



PLACETYPE: SUBURBAN RESIDENTIAL

The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections.

Character

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

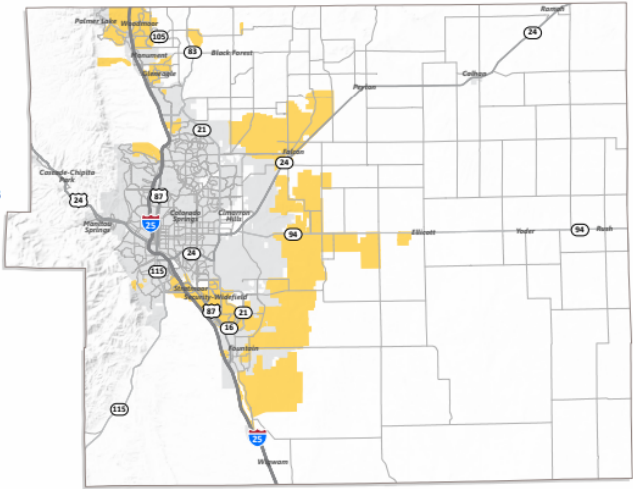
Land Uses

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional



Key Area

Tri-Lakes Area

Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.

PLACETYPES	Agriculture	Farm/Homesite	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility
Rural	●	●	○																	
Large-Lot	○			●					○	○							○			
Suburban				●	○	○			○	○							○		○	

Placetype Characteristics

- Properties are generally connected through a network of sidewalks often on both sides of the street.
- Most roadways support all modes of transportation with sidewalks on both sides of the street. Major highways and County roads may provide multimodal facilities on frontage roads, adjacent trails or sidewalks. Existing gravel roads may need to be paved. County roads will be improved as new development occurs to meet current standards.
- Street design standards encourage compatible best management practices adjacent to the street from private development.
- Major Roads are paved in a grid-like fashion and local roads may be curvilinear if maintenance, snow plowing, and emergency access can be efficiently and effectively provided while maintaining compact block structure.
- Connectivity to trails, hiking paths, and bike lanes provide access to parks, open space, different neighborhoods, jobs, services, and transit if available.
- Primarily consists of single-family detached homes, that follow a uniform setback from street. Homes may reflect a variety of architectural design but maintain a similar scale and character to the surrounding homes.
- Neighborhood scale parks and open space are distributed throughout the residential development and support community gathering and recreation.
- All right of way is preserved in association with new development. Major roads support longer trips to help connect higher-density and commercial areas, accommodate truck travel, and prioritize access control.
- Residential blocks are fully developed and well-maintained with higher-density uses adjacent to urban residential placetypes.
- Sidewalks or other multimodal facilities on both sides of the street connect to sidewalks of adjacent placetypes.

Additional Design Considerations

- Stormwater infrastructure adheres to best management practices and is strategically integrated into the design of each neighborhood. Curb and gutter are required.
- ADA accessibility is required and may be provided as depicted within the typical design cross sections for the function of the road.
- Incompatible land uses such as some nonresidential and/or regional commercial are hidden from public view with setbacks, screening, and landscaping buffers from all pedestrian paths and adjacent residences.

Guidance for Evaluating Land Use Applications

The **Master Plan** should be relied upon for guidance when considering land use applications and determining consistency with the **Plan** should be added to the Land Development Code as one of the criteria for approval when taking formal action to approve or deny a land use application. By using the **Master Plan** as an evaluation tool and decision-making guide, questions like those below can help determine land use compatibility and overall appropriateness and desirability from a planning perspective:

- Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?
- Does the proposed use promote the level of change identified in the Areas of Change map?
- Does the use fall within the primary or supporting land uses within the identified Placetype? Is the proposed use consistent with the character and objectives of the Placetype?
- Is the use located within a Priority Annexation Area? If so, how does the nearby municipality plan for or otherwise address the subject property and does the proposed use align with the municipality's plan(s)?

- Is the use located within a Housing Priority Development Area? If so, is the proposed use one of the identified housing types for the area?
- Is the use located within a Commercial Priority Development Area? If so, is the proposed use one of the identified commercial uses for the area?
- Is the use located within an Employment Priority Development Area? If so, is the proposed use one of the identified employment-focused uses for the area?
- Is there existing infrastructure to which the proposed development can connect? If so, is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?
- Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?
- Does the proposed use/development incorporate appropriate conservation design principles as identified in the **Master Plan**?
- Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the **Master Plan**?
- Does the proposed use/development support the Implementation Objectives and Specific Strategies of the **Master Plan**?

Some example objectives

Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.

Objective HC1-4: In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.

Objective HC1-6: Single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes should be used to create seamless transitions between low-intensity and high-intensity neighborhoods as well as nonresidential uses.

Objective HC4-2: Duplexes, townhomes, multifamily apartments, condominiums, and senior housing projects should be considered in each of the residential placetypes on a case-by-case basis where they can be integrated into the character of a given neighborhood.

Objective E2-1: Promote conservation design techniques for any future development near riparian areas to protect them through incorporation into the development.

Objective E2-2: All future water planning efforts should reference the Water Master Plan to ensure alignment with its key policies and recommendations.

Objective E2-3: Promote alternative products and services that substitute for environmentally damaging ones.

Review of Projects (Many Goals and Policies are applicable to a project)

- 1. Where is the project (refer to region)**
 - 2. What is their water supply (central, wells, by whom)**
 - 3. If they are a central supplier, how have they addressed Section 3 (efficiencies, cooperation, reuse, storage, interconnection)**
 - 4. What standards of Section 4 are applicable, especially for groundwater (quality, economic life, sustainability)**
 - 5. How has the applicant addressed water supply needs at full buildout. Chapter 5**
 - 6. Have they planned for the project or the area to ensure adequate water in the future (efficiency, drought planning, conservation, flexibility in design, reuse, participating in regional water supply planning, renewable water partnerships and development, etc)**
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Wrap Up

- If subdivision is proposed, recording fees, park and school fees and road impact fees apply.
- Fees are subject to change. The fees at the time of application apply.
- Pursuant to the adopted El Paso County Road Impact Fee Program (Resolution No. 12-382), a transportation impact fee, calculated on a per trip basis, may be due at the time of building permit issuance. Starting January 1, 2020 the transportation impact fee will be due for all new construction (Resolution No. 16-454).
- The fee for any additional waiver/deviation requests (more than two) - \$550.00 each. Please note that requests for waivers and/or deviations may result in additional processing/review delay.
- Upon the actual submittal, the title commitment must be dated within 30 days of the submittal date.
- All items requested must accompany the submittal for it to be complete or the submittal will be denied.
- A temporary use permit shall be applied for and approved for any staging area associated with development, such as a sales office, construction trailer, or contractor's equipment yard, prior to scheduling of the pre construction meeting with El Paso County Planning and Community Development. If a Planned Unit Development is proposed, the temporary staging area should be shown on the development guideline and phasing plan.
- All prospective timelines for review are subject to departmental staffing and workload.
- Early Assistance is valid for 12 months from submittal of the EA application. If a project submittal is not received within 12 months, a new EA meeting will be required. An audio copy of the meeting is available by contacting the Planning and Community Development Department at (719) 520-6300.