

WATERSIDE & NORTH BAY AT LAKE WOODMOOR

Neighborhood Meeting
March 29, 2022

Process and Steps

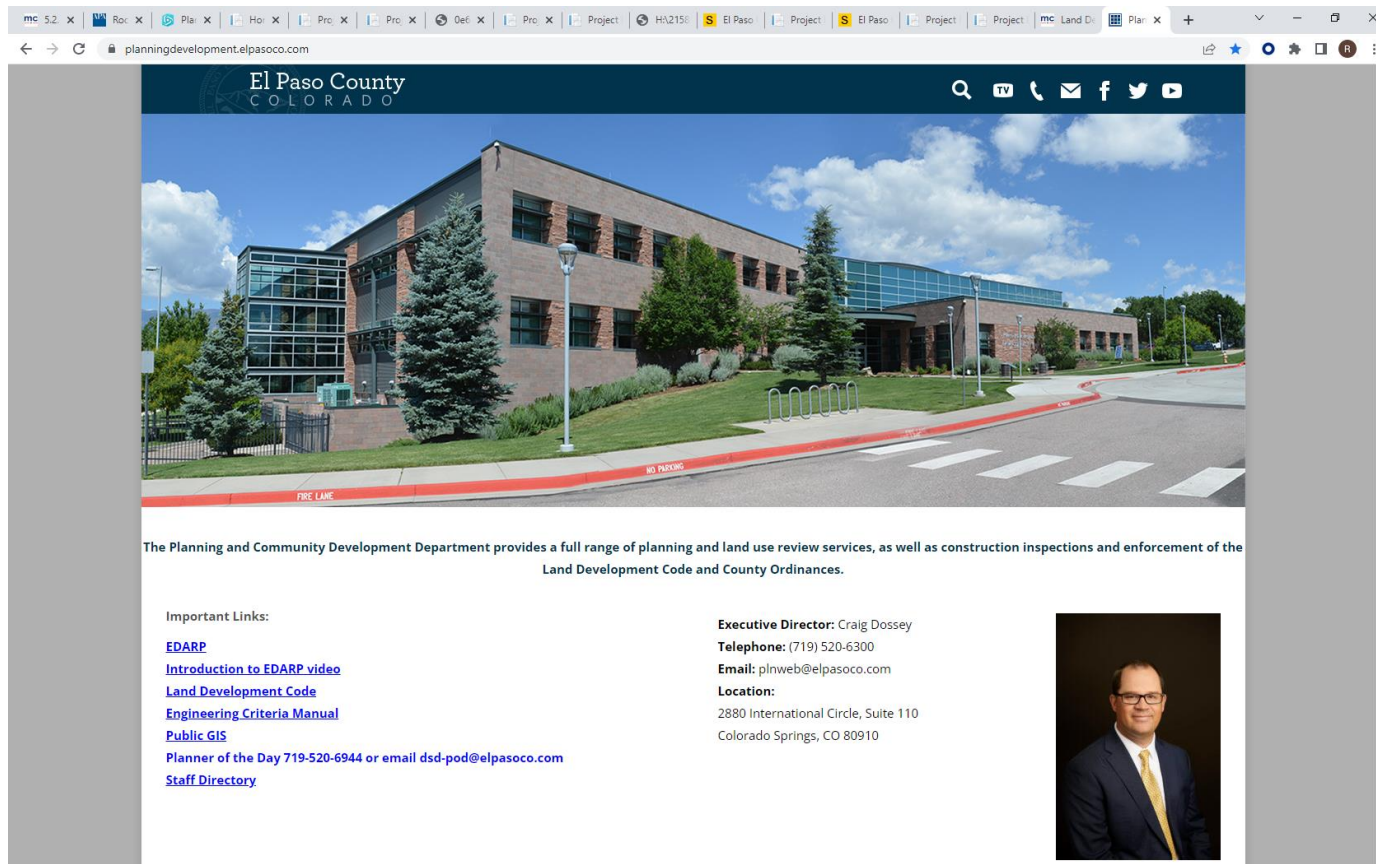
- Applicant notification
- PUD / Preliminary Plan
- Final Plat
- Documents submitted to EDARP (<http://epcdevplanreview.com>)
- Review period 21 days
- Documents resubmitted to address comments
- Cycle continues until there are no more comments
- Project scheduled for public hearings (Planning Commission for recommendation and Board of County Commissioners for final consideration)
 - EPC notification
- Construction and inspections

Review Documents

- Adjacent Property Owner Notification
- Letter of Intent
- Financial Assurance Forms
- State Dam Verification
- US Fish & Wildlife Clearance Letter
- US Army Corps of Engineers Permit
- Subdivision Improvement Agreement
- Commitment Letters (water, wastewater, fire, natural gas, electric)
- PUD Development Plan
- Final Plat
- Stormwater Management Plan & Checklist
- Landscape Plan
- Drainage Report
- Fire Protection Report
- Natural Features Report
- Soils & Geology Report
- Water Resources Report
- Wastewater Disposal Report
- Construction Drawings
- Grading & Erosion Control Plan & Checklist
- Traffic Impact Study

Land Development Code

- <https://planningdevelopment.elpasoco.com/>



The screenshot shows a web browser window displaying the website for the El Paso County Colorado Planning and Community Development Department. The browser's address bar shows the URL <https://planningdevelopment.elpasoco.com/>. The website header features the El Paso County Colorado logo and a navigation bar with icons for search, TV, phone, email, Facebook, Twitter, and YouTube. The main content area includes a large photograph of a modern brick and glass building, likely the county's administrative center. Below the photo, a paragraph states: "The Planning and Community Development Department provides a full range of planning and land use review services, as well as construction inspections and enforcement of the Land Development Code and County Ordinances." Further down, there is a section titled "Important Links:" with several blue hyperlinks: [EDARP](#), [Introduction to EDARP video](#), [Land Development Code](#), [Engineering Criteria Manual](#), [Public GIS](#), and [Planner of the Day 719-520-6944 or email dsd-pod@elpasoco.com](#). To the right of these links, contact information for the Executive Director, Craig Dossey, is provided: **Telephone:** (719) 520-6300, **Email:** plnweb@elpasoco.com, and **Location:** 2880 International Circle, Suite 110, Colorado Springs, CO 80910. A portrait photograph of Craig Dossey is positioned to the right of the contact information.

Submittals

- A revised PUD Development/Preliminary Plan for North Bay at Lake Woodmoor for a 35-unit townhome development on 7.23 acres, at a gross density of 4.84 dwelling units per acre and a maximum height of 30 feet; and
- A PUD Development/Preliminary Plan for Waterside for a 52-unit townhome development on 7.53 acres, at a gross density of 6.9 dwelling units per acre and a maximum height of 30 feet.
- Future Final Plats for both properties.

Site Location

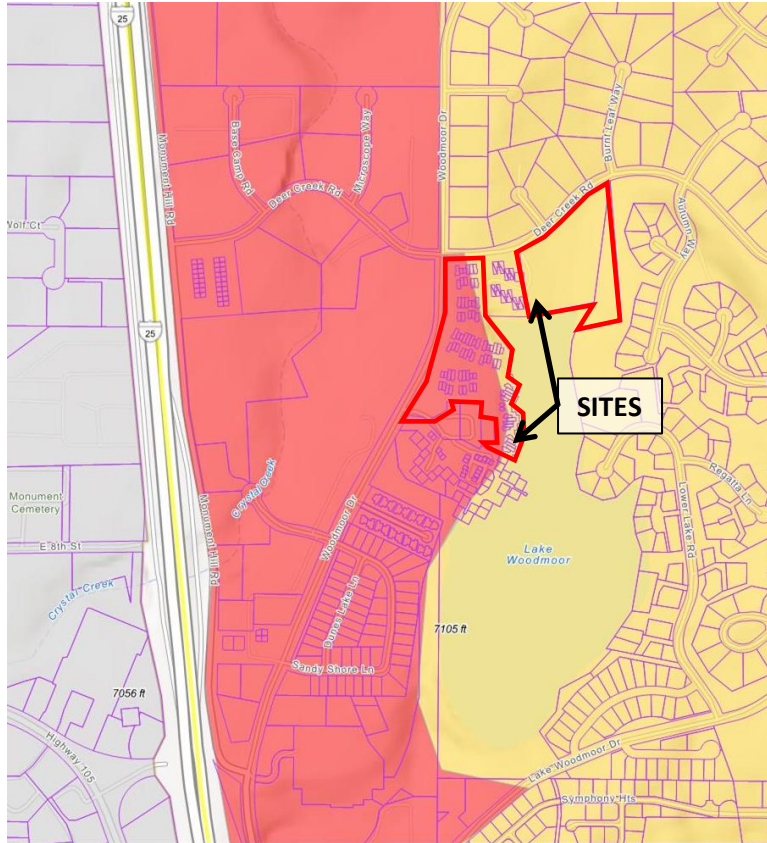


Total Area = XX acres

INTRO

El Paso County Master Plan

Placetype: Regional Center (Waterside), Suburban Residential (North Bay)



Placetype: Regional Center

- The Regional Center placetype is a commercial destination for County residents to purchase goods, procure services, and enjoy a variety of entertainment options.
- Single-family Attached Residential is a supporting land use in the Regional Center placetype

Placetype: Suburban Residential

- The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections
- Single-family Attached Residential is a supporting land use in the Suburban Residential placetype.

March 29, 2022

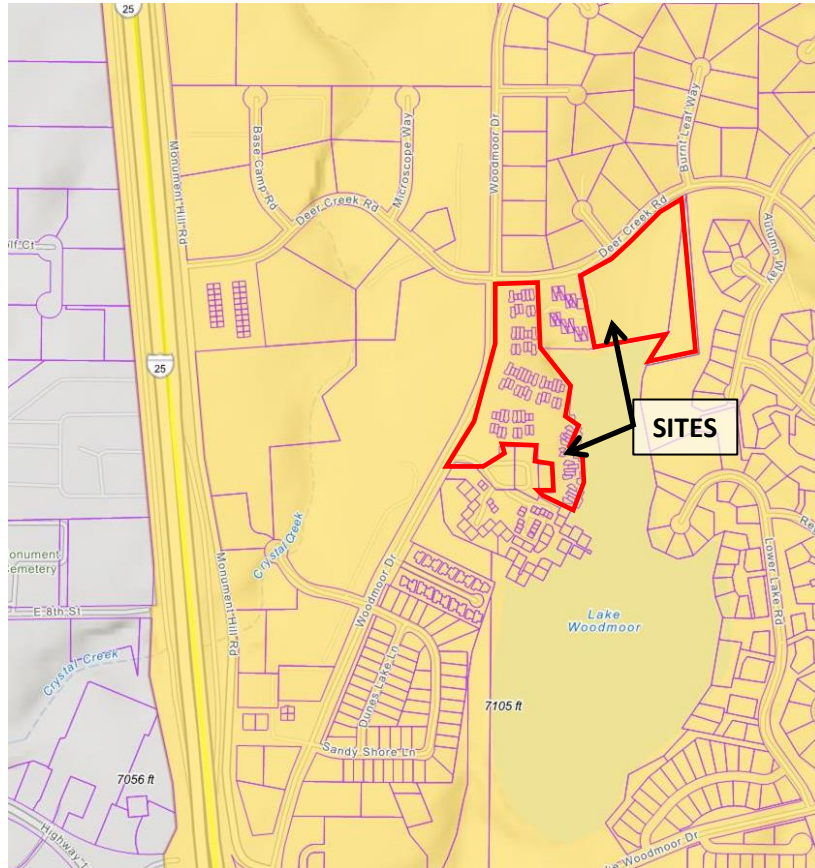
Commissioner Districts Master Plan Layers-Place Types Incorporated Area
Parcels Suburban Residential Incorporated Cities
Regional Center

Land Planning
Landscape
Architecture
Urban Design

NES

8

El Paso County Master Plan



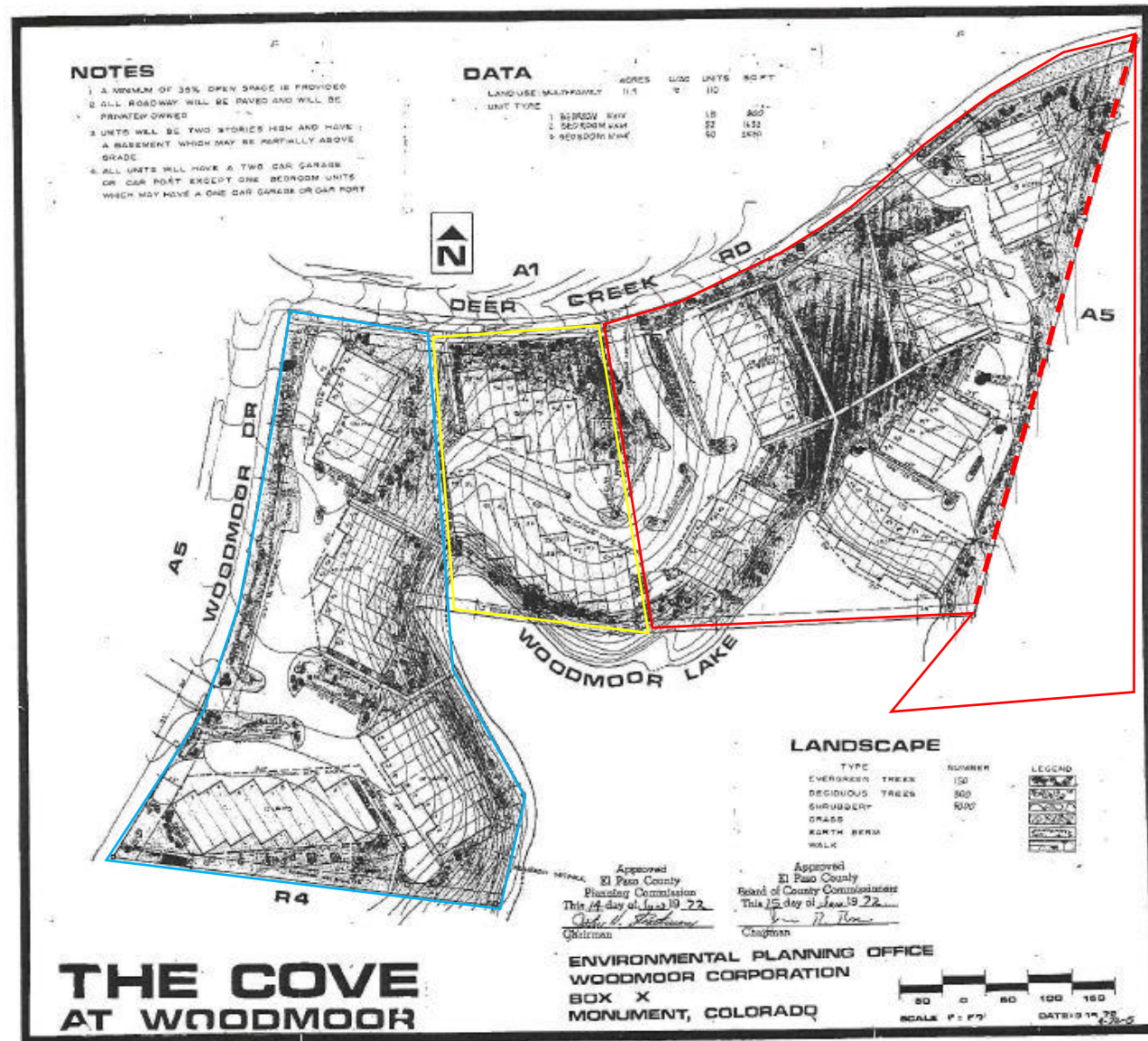
- Commissioner Districts
- Parcels
- Master Plan Layers-Key Areas
- Potential Areas for Annexation
- Tri-Lakes Area
- Incorporated Cities

Key Area: Tri-Lakes Area

- Characterised by significant suburban development and some mixed-use development.
- This Area supports the commercial needs of many of the residents in northern El Paso County.
- Serves as a place of residence for many who commute to work in the Denver Metro Area.
- Most well-established community in northern part of El Paso County with a mixture of housing options, easy access to necessary commercial goods and services and a variety of entertainment opportunities.

1972 Approved Development Plan

- 110 units on 11.4 acres = 9.6 du/ac
- In 1974, 2 acres was platted for The Cove at Woodmoor Condos for 20 units.
- In 1979, 4 acres was platted for Waterside Condos, which accounted for 40 units of the 110 units originally approved.
- The remaining 5.41 acres accounts for the residual 50 units approved by the 1972 Development Plan, which would equate to 9.2 du/ac.



Approved North Bay PUD Development Plan 2020

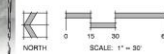


- 28 units
- 3.87 du/ac
- 30' maximum height
- 2 garage spaces per unit
- 29 guest parking spaces

Proposed Site Layout North Bay



- 35 units
- 4.84 du/ac
- 30' maximum height
- 2 garage spaces per unit
- 29 guest parking spaces



Approved vs. Proposed



Approved 2020 (Not Recorded)

- 28 units
- 3.87 du/ac
- 30' maximum height
- 2 garage spaces per unit
- 29 guest parking spaces



Proposed Plan

- 35 units
- 4.84 du/ac
- 30' maximum height
- 2 garage spaces per unit
- 29 guest parking spaces
- Reduced retaining walls
- Preserved trees
- No access to Cove at Woodmoor
- Improved circulation

Approved Waterside Condominiums Plan 1980



- 83 units
- 7.55 Acres
- 11 du/ac
- 30' maximum height



Land Planning
Landscape
Architecture
Urban Design

NES

Proposed Site Plan: Waterside

- 52 units
- Site Acreage: 7.53 ac
- 6.9 du/ac
- 30' maximum height
- 2 garage spaces per unit
- 28 guest parking spaces



16



Proposed Elevations



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

09.07.16



3-2 DUPLEX | FRONTS
BACKYARD VILLAS | JM WESTON
COLORADO SPRINGS, COLORADO

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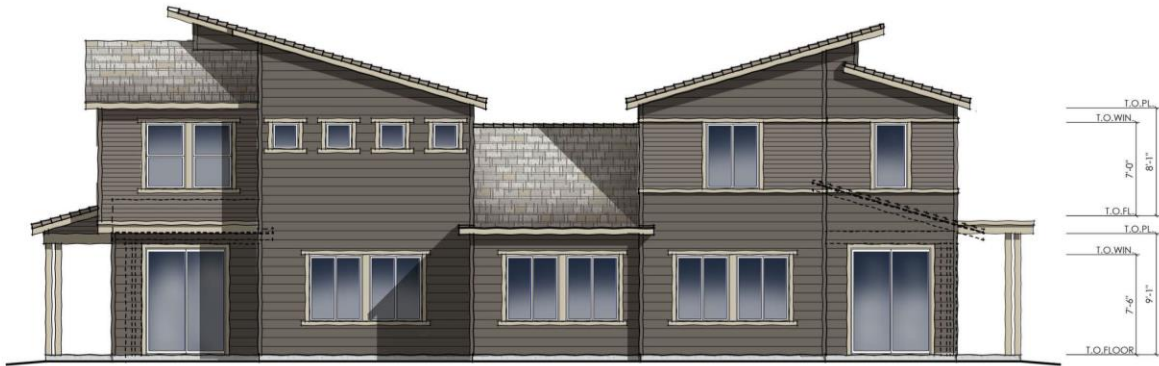
Proposed Elevations



- MATERIAL NOTES**
- ASPHALT ROOF SHINGLES
 - 8" CEMENTITIOUS HORIZONTAL SIDING
 - 4" CEMENTITIOUS HORIZONTAL SIDING
 - WOOD TRIM
 - WOOD POSTS
 - CULTURED STONE VENEER

REAR ELEVATION 'A'

SCALE: 1/4" = 1'-0"



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REAR ELEVATION 'B'

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Proposed Elevations



FRONT ELEVATION 'A'

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FRONT ELEVATION 'B'

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3-1-2 TRIPLEX | FRONTS
BACKYARD VILLAS | JM WESTON
 COLORADO SPRINGS, COLORADO

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3-1-2 TRIPLEX | CONCEPT ELEVATIONS 'B'
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Proposed Elevations



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

09.07.16



3-1-1-2 FOUR PLEX | FRONTS
BACKYARD VILLAS | JM WESTON
COLORADO SPRINGS, COLORADO

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.
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Proposed Elevations



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REAR ELEVATION 'B'

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09.07.16

3-1-1-2 FOUR PLEX | CONCEPT ELEVATIONS 'B'

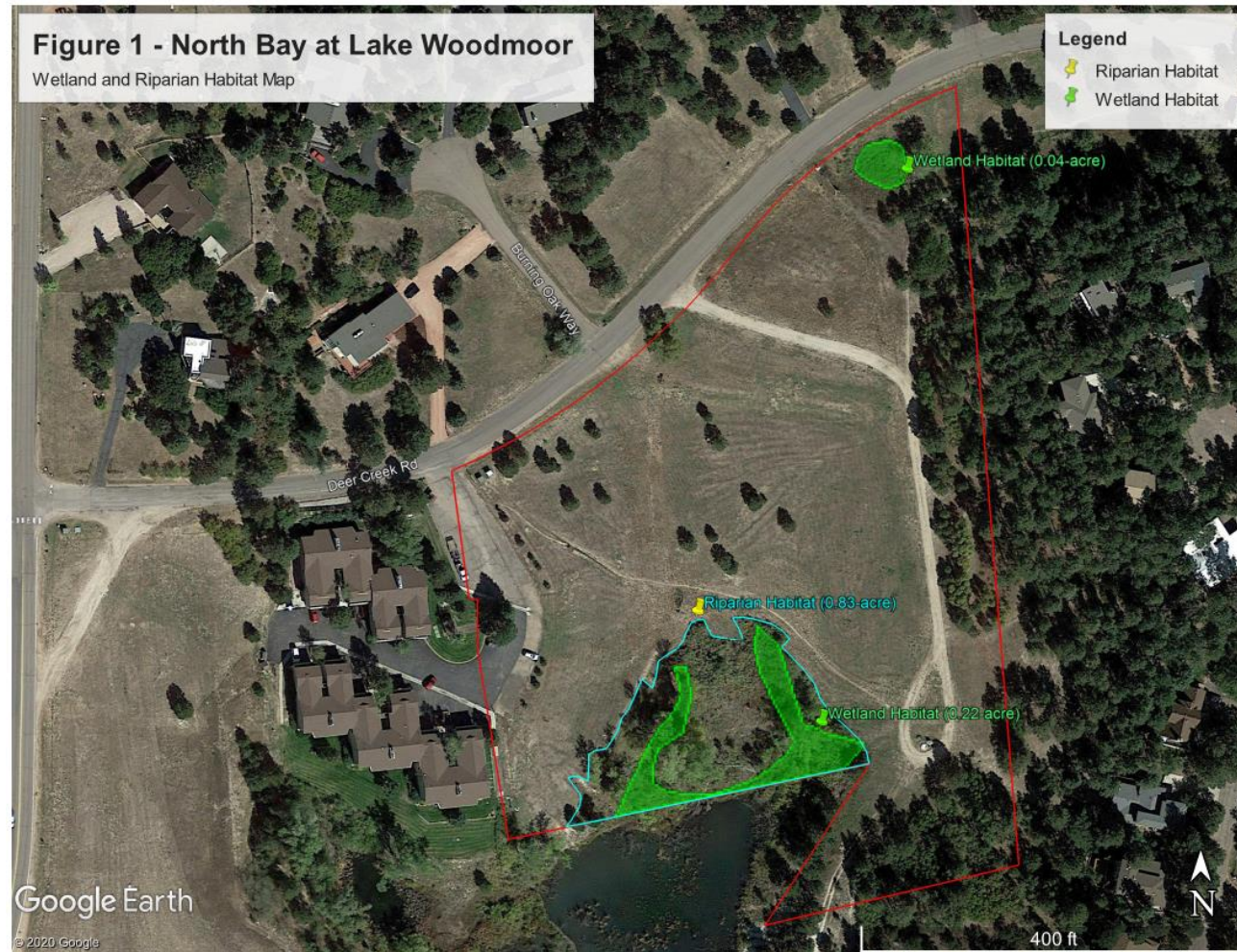
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Wetland Impact

- There are 2 jurisdictional wetland areas on the site:
 - 0.04 acres in a small man-made detention basin in the NE corner
 - 0.22 acres of wetland fringe along the north shore of Lake Woodmoor.
- There is also 0.83 acres of Riparian Habitat adjacent to the north shore of the lake.
- The new North Bay will have limited wetland impacts, which will fall under the Nationwide Permit 29 for residential development.



Wildlife

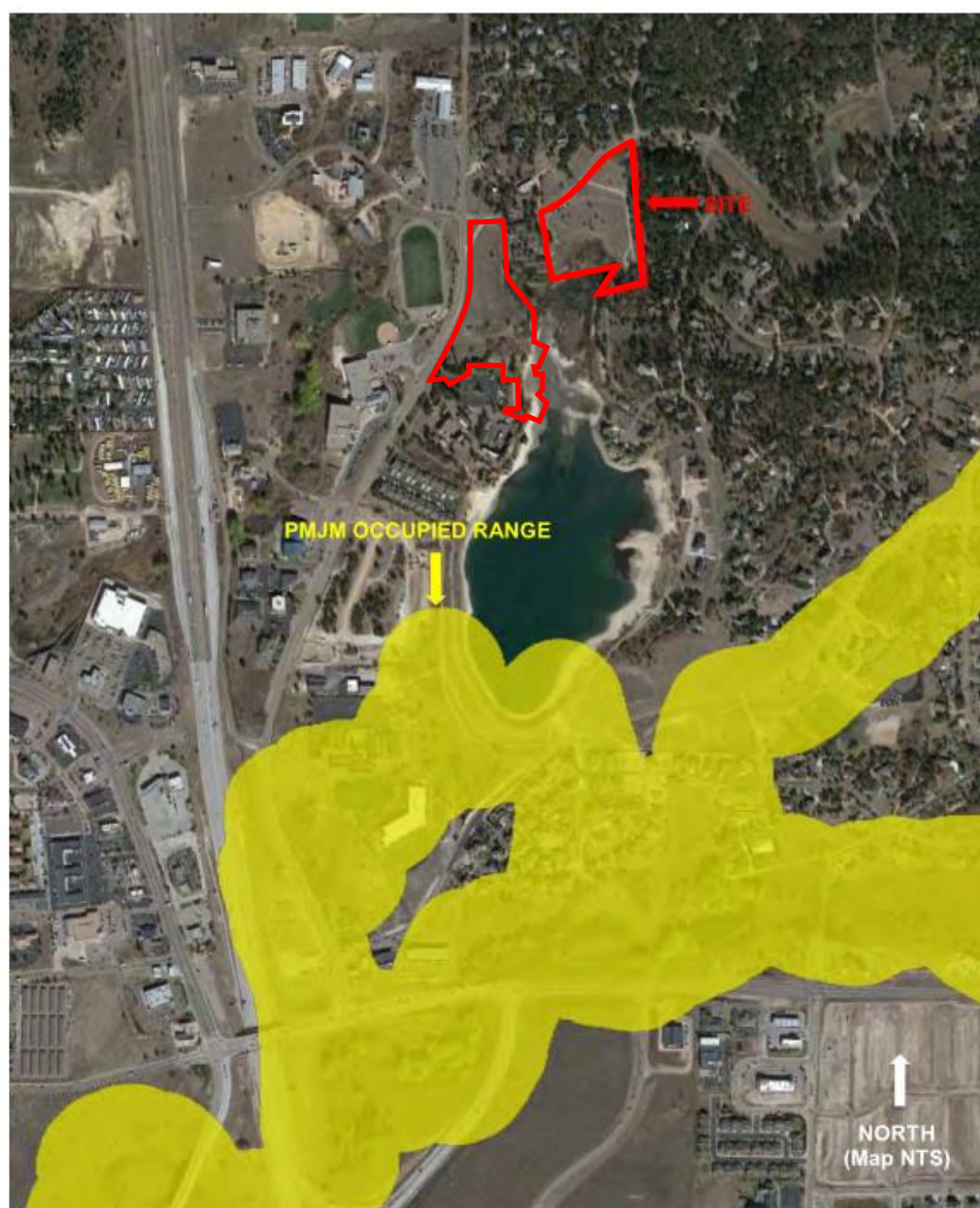
- There are no threatened or endangered species on the site.
- The USACE Nationwide Permit determined that the project will not impact federally threatened or endangered species.
- The closest PMJM Critical Habitat mapped by US Fish & Wildlife Service is 0.7 miles to the south.
- The closest PMJM potentially Occupied Range mapped by Colorado Parks & Wildlife is 0.33 miles to the south.
- The lake and the developed areas around the lake disrupt any potential riparian corridor connection between the site and the habitat areas.
- The highest quality wildlife habitats will be preserved in open spaces.



Source: U.S. Fish and Wildlife Service (USFWS)

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Source: Colorado Parks and Wildlife (CPW)

Vegetation: North Bay

- Majority of the site has been disturbed in the past and is planted with non-native grassland.
- Most of riparian and oak-woodland vegetation on the site will be preserved.
- The new plan retains more of the existing vegetation on the east boundary than the previous plan.
- New/replacement planting will be with native species.
- Noxious Weeds will be removed and managed by HOA.
- There is a substantial wooded tract between the site and neighbors to the east.



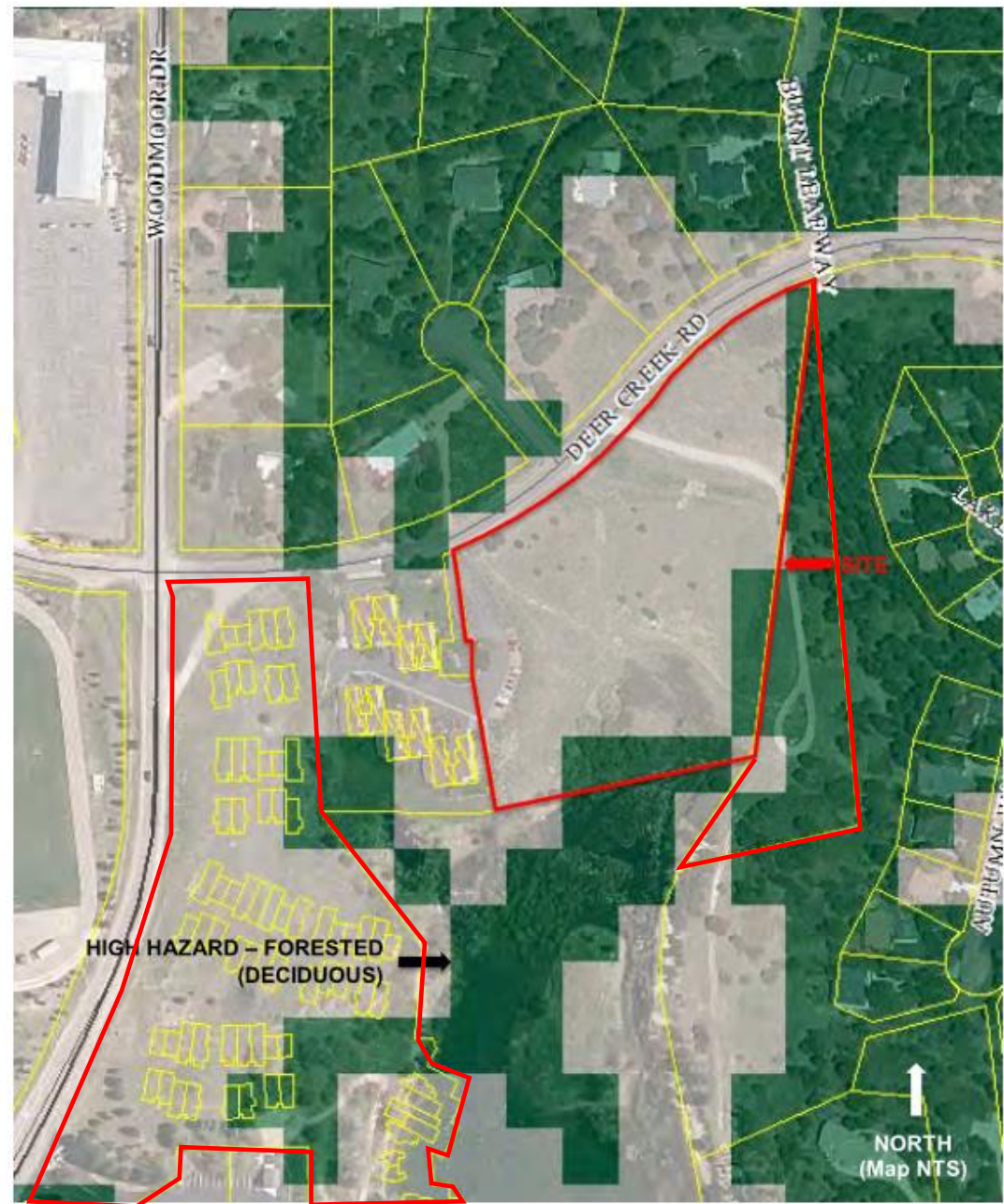
Vegetation: Waterside

- Majority of the site has been disturbed in the past and is planted with non-native grassland.
- New/replacement planting will be with native species.
- Noxious Weeds will be removed and managed by HOA.
- While some existing trees will be removed there will more trees added.



Wildfire Risk

- The fire risk is low for the majority of both sites.
- The high-risk areas are in treed locations which will be avoided or the vegetation will be removed with site development.
- The removed trees and clearing of ladder fuels will also mitigate wildfire risk.
- Developed areas will be landscaped and irrigated, which will reduce wildfire hazard potential.
- New landscaping will meet Firewise recommendations for separation.



Source: El Paso County

Traffic

- The Traffic Studies analyse the trips generated by the site in the context of existing traffic and projected 2040 background traffic.
- The traffic generated from both sites will be distributed throughout the day but will be concentrated in the morning and the evening peak hours.
- The peak morning hour partially overlaps with the peak traffic period of LPMS. The AM peak 15 minutes of LPMS generally occurs 7 to 7:15 am and continuing for several minutes after 7:15. Arrivals begin in the 6:45 to 7:00am period. The evening peak of the residential traffic will occur after the LPMS mid-afternoon school peak period.
- The North Bay Traffic Study shows that with the development traffic and projected 2040 traffic, the Woodmoor Drive and Deer Creek Road intersection is predicted to operate at an acceptable level of service, per established County standards.
- The Waterside Traffic Study shows that with the development traffic and projected 2040 traffic, the proposed accesses on Woodmoor Drive are predicted to operate at acceptable levels of service, per County established standards.
- Neither development will trigger the federal warrants for a traffic signal at Woodmoor Drive and Deer Creek Road now or in the long-term projected horizon of 2040.

Comparative Density



31

