

Tract A MA Subdivision

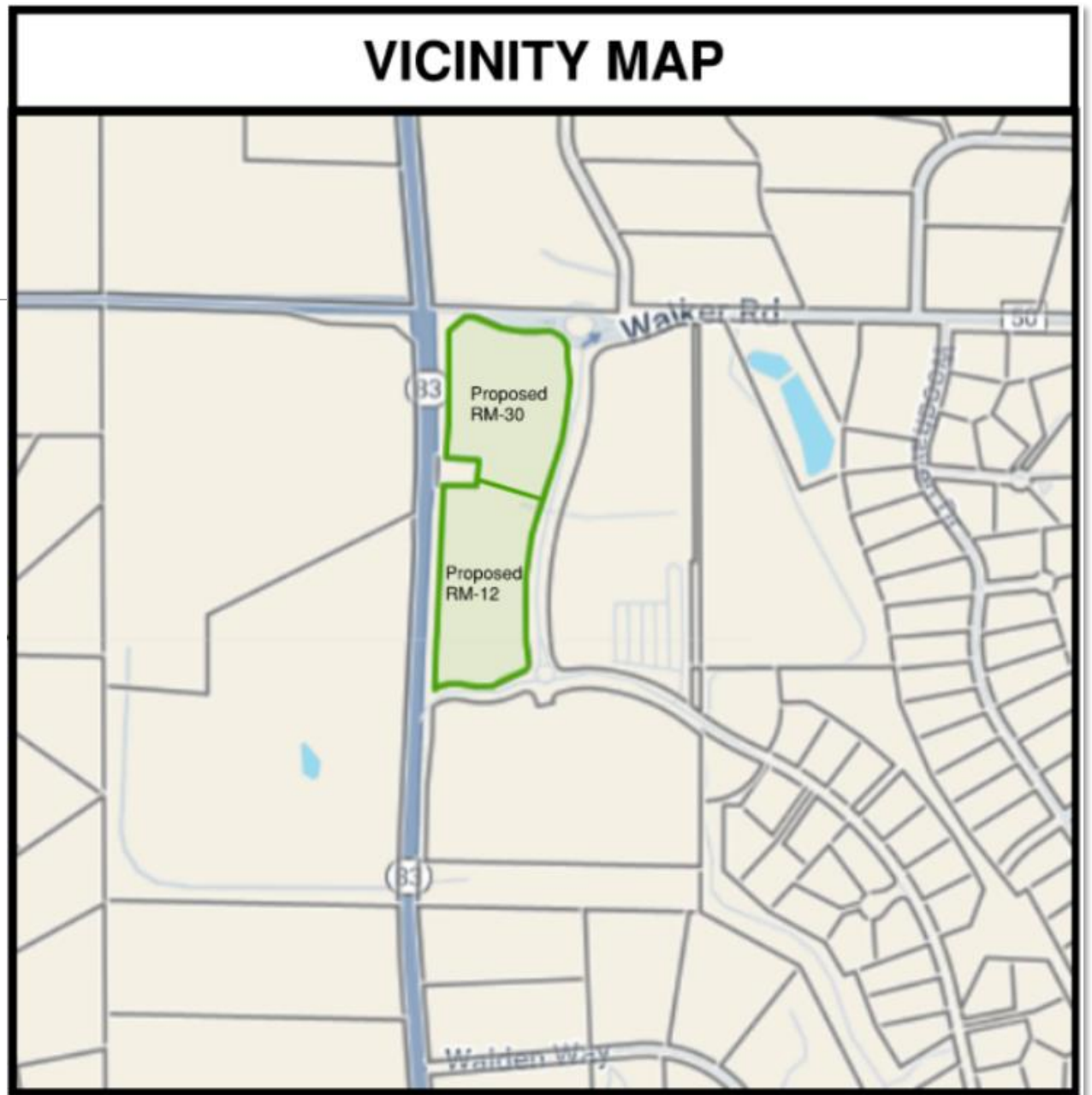
RM-12 & RM-30 Map Amendments (Rezoning)



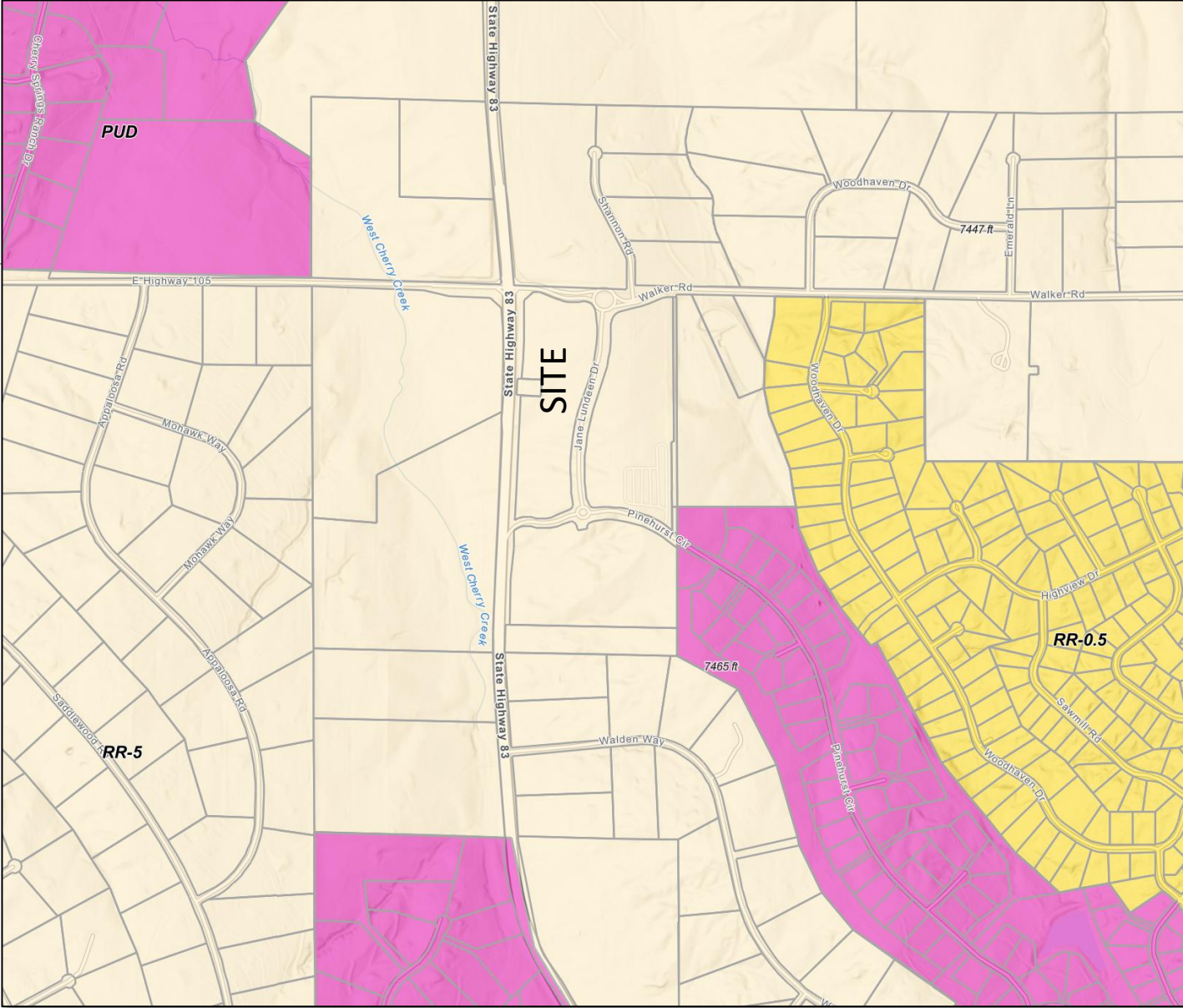
Requests

- Two Map Amendments (Rezoning)
 - 7.56-acre rezone from RR-5 to RM-12
 - 7.79-acre rezone from RR-5 to RM-30

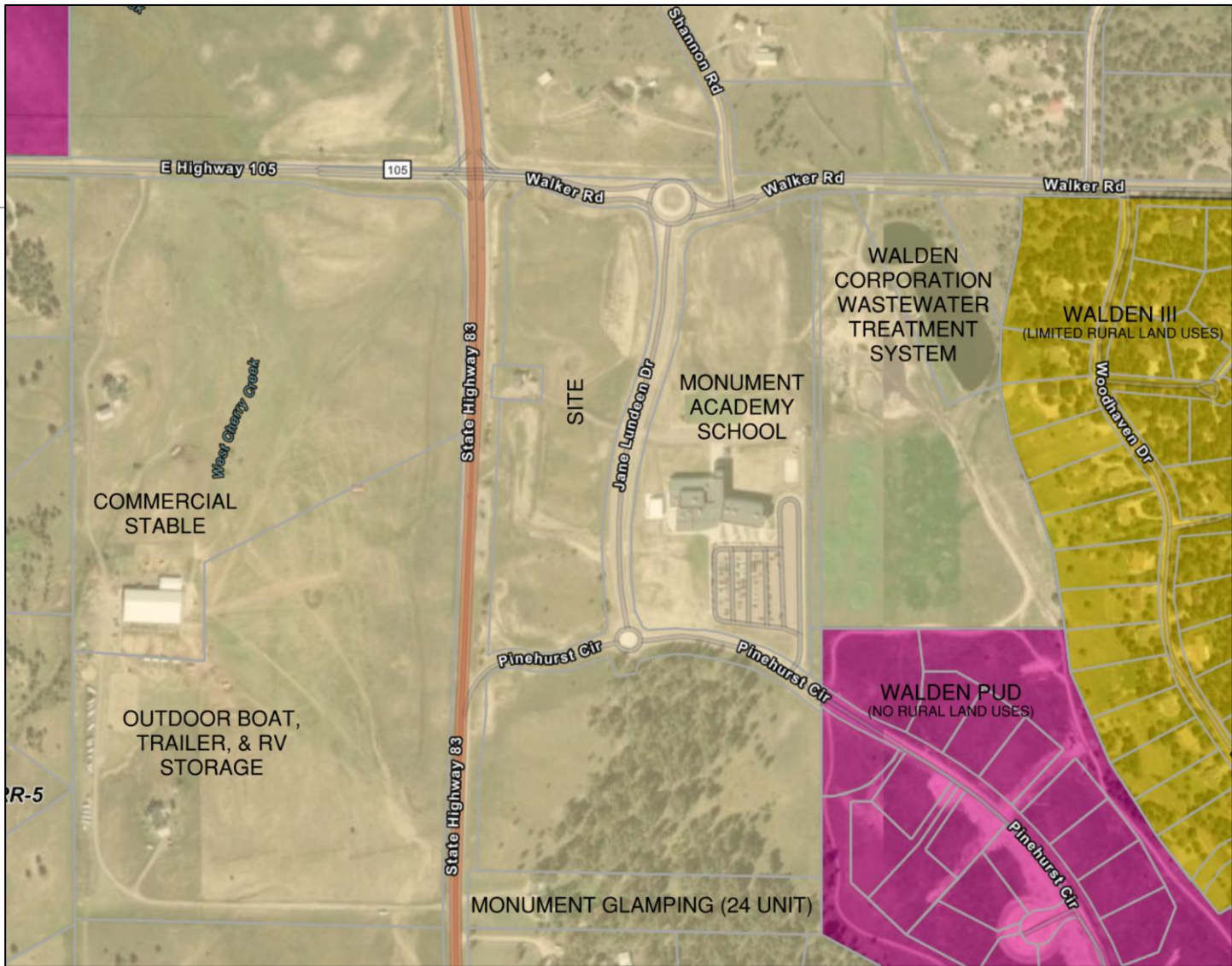
Proposed Zoning



Surrounding Zoning



Surrounding Land Uses



Map Amendment (Rezone) Review Criteria

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.

Key Area: Tri-Lakes Area

- Supports housing opportunities for those commuting to Denver
- Recommends a mix of housing options

Area of Change: Minimal Change - Developed

- Supports more intense infill, provided impacts are mitigated

Area of Change Description Statement includes:

“If these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

Placetype: Suburban Residential

- Lots less than 2.5 acres in size
- Single-family Detached
- Single-family Attached
- Multi-family Residential
- Commercial Retail
- Commercial Service
- Parks/Open Space

Character Statement includes:

“Some County suburban areas may be difficult to distinguish from suburban development within city limits.”

Example: Woodmen Hills and similar areas in Falcon

Tri-Lakes Key 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.***

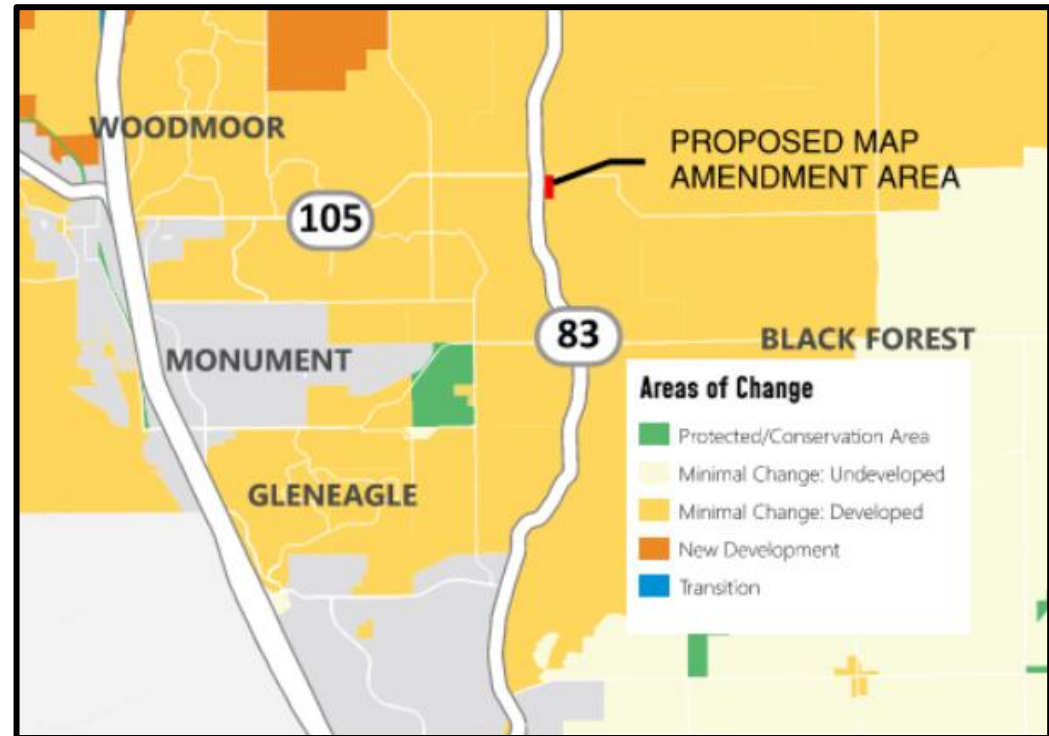


Key Takeaways:

- Tri-Lakes is a place of residence
- Includes a mixture of housing options
- Future development should strengthen the area, including residential opportunities

Minimal Change: Developed Area of Change

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.



Key Takeaways:

- Vacant land likely to see more intense development
- Vacant pockets of lands can be viewed as “underutilitized” – site-specific context matters:
 - Adjacent School
 - Adjacent Highways and Arterial Roadway

Suburban Residential Placetype

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.

Suburban Residential Placetype:

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

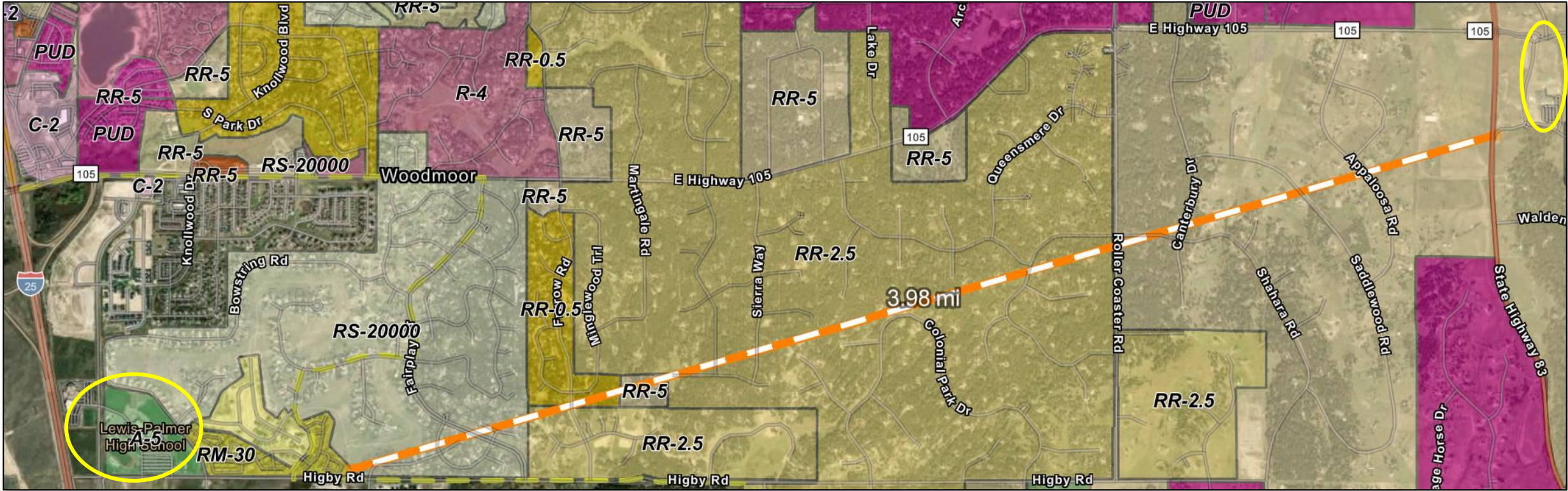
In addition, the Placetype includes the following Supporting Land Uses:

- **Single-Family Attached**
- **Multifamily Residential**
- Parks/Open Space
- Commercial Retail
- Commercial Services
- Institutional

Key Takeaways:

- “Mostly” single family – not exclusively
- Can also include SF attached and multi-family
- Multi-family is expressly identified as a supporting land use
- Multi-family cannot be the dominant development type – which it is not (see next slide)

Suburban Residential Placetype



Key Takeaways:

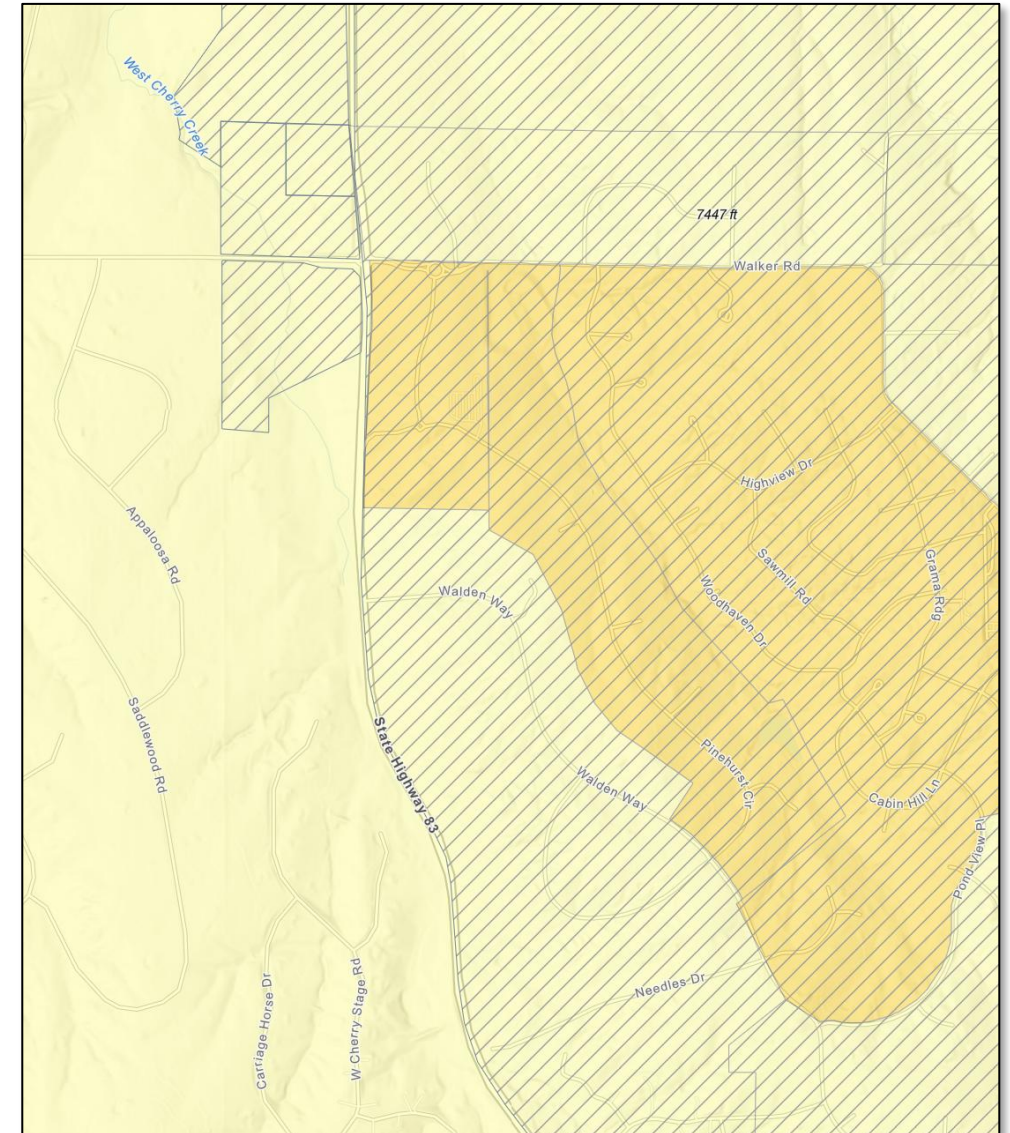
- RM-30 zoning adjacent to a Lewis Palmer High School (very similar to the adjacency to Monument Academy)
- Along an arterial road (Higby Road) and near a highway (Interstate 25) - (very similar to Walker Road and Highway 83)

Priority Development Area

El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to **efficiently utilize and extend existing infrastructure**, conserve water resources, and strengthen established neighborhoods. **This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth.** While some priority development areas may be made up of a mix of plactypes, each area is driven by a predominant plactype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.

Key Takeaways:

- Important to utilize and extend existing infrastructure – Walden Corp.
- This area has been specifically mapped as a priority for new residential development



Chapter 4: Housing & Communities

Need for Housing Variety (p. 57)

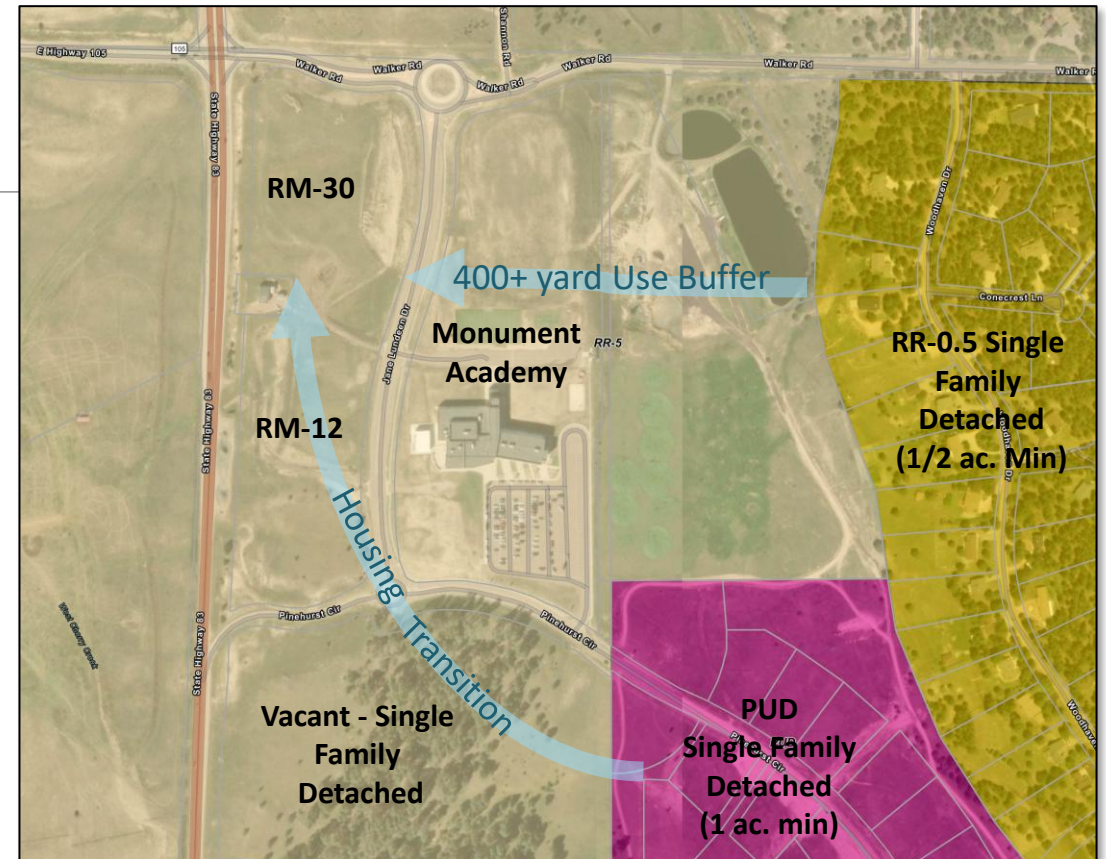
*“Existing multifamily units provide rental housing options, **but the County will need significantly more** throughout the life of this Plan to capture projected growth within the region...It is important that a mix of housing types be developed to **provide options that support market demand and ensure affordability.**”*

Transitioning with Attached Housing (p. 57)

*“**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.”*

Key Takeaways:

- The Master Plan calls for more multi-family in the County – but realistically only feasible in certain areas with central services
- Housing options are needed in the County to support demand and affordability
- Single family attached should be located between multi-family and single family detached



2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116

All statutory notice requirements have been satisfied



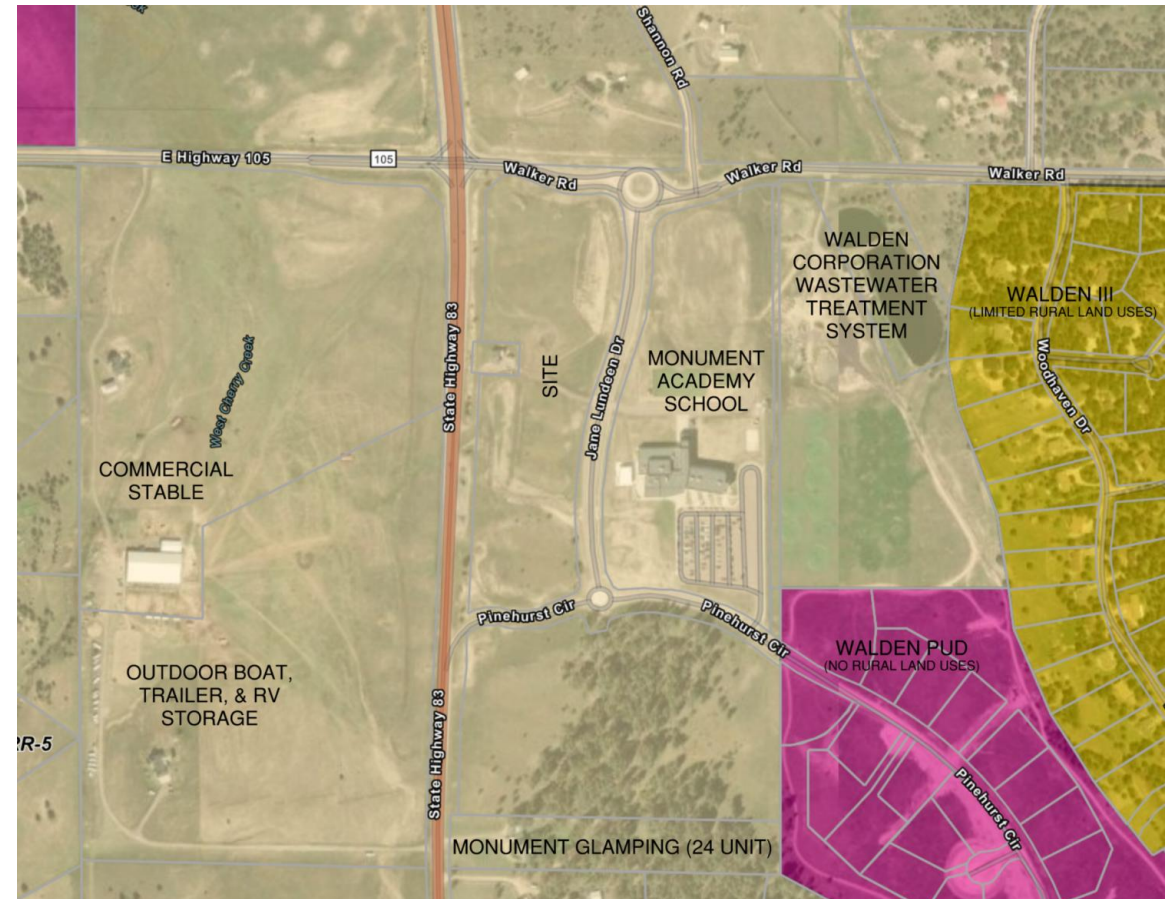
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions
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Definition of “Compatibility” from the Land Development Code:

The characteristics of different uses, activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. **Compatibility does not mean "the same as."** Rather, compatibility refers to the sensitivity of the proposed use, activity or design in maintaining the character of existing development within the vicinity.

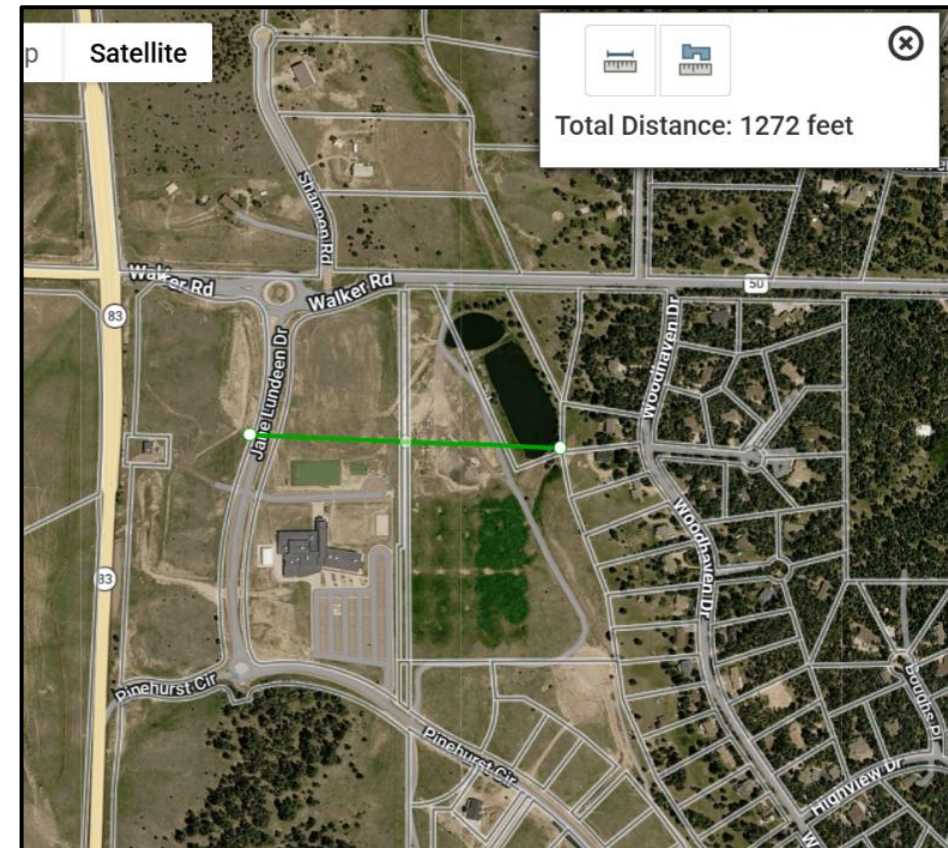
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- Compatible with adjacent residential uses
- Compatible with adjacent school
- Compatible with adjacent highway and arterial roadway



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Mitigation provided via non-residential land use buffer (school and wastewater treatment facility) as well as major roadways.



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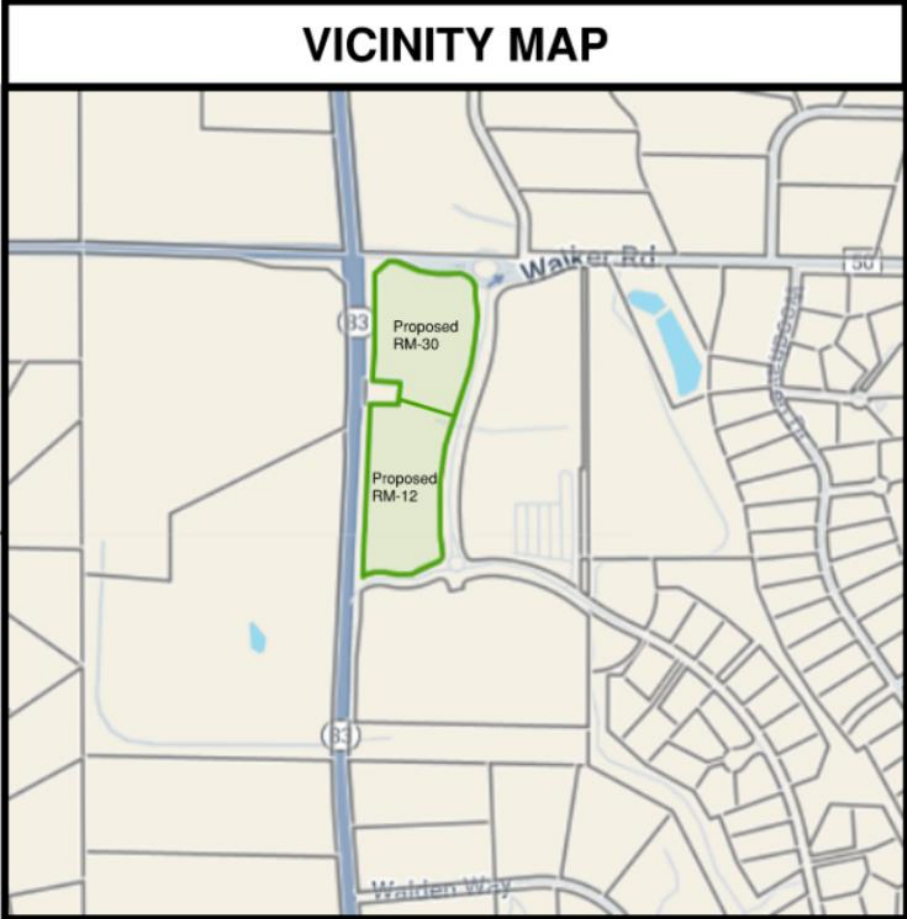
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district

RM-12 Standards

- Maximum Density: 12 DU/ac
- Minimum Lot Size: 3,500 sq ft
- Front Setback: 20 ft
- Side Setback: 5 ft
- Rear Setback: 15 ft
- Maximum Lot Coverage: 70%
- Maximum Height: 40 ft

Rm-30 Standards

- Maximum Density: 30 DU/ac
- Minimum Lot Size: 5,000 sq ft
- Front Setback: 25 ft
- Side Setback: 15 ft
- Rear Setback: 15 ft
- Maximum Lot Coverage: 60%
- Maximum Height: 40 ft



Questions Regarding
Zoning Criteria?
