

A PLACE-BASED APPROACH

What are Placetypes?

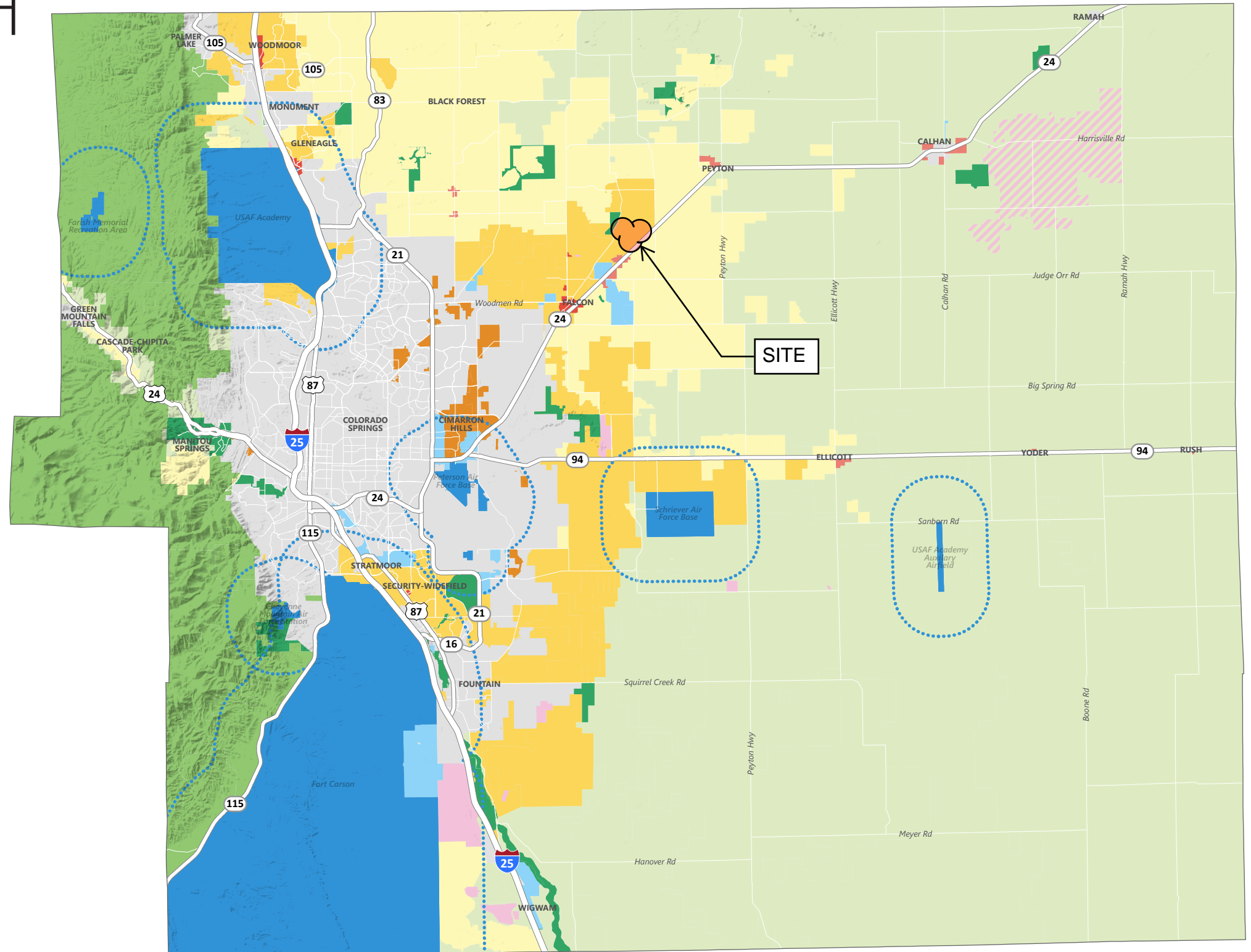
Your El Paso Master Plan defines future land use and development using a place-based approach that defines 11 distinct “placetypes.” The placetypes classify specific areas based on defining character, scale, form and function. The place-based approach is not focused on the use of a specific parcel, but rather is concerned with the collective mix of uses that establish a place within the El Paso County community. Together, the placetypes provide a land use and development palette that sorts places by their unique identity and character.

By thinking of El Paso County as a collection of unique places, the Master Plan promotes development of places at a neighborhood scale, creating context-appropriate flexibility and an opportunity for compatible change. The place-based approach promotes the full potential of vacant and undeveloped properties by allowing them to draw on different types of land uses. The creation of places not only depends on the land uses, but also on their specific design, functionality, access to infrastructure and services, and overall character.

Over time, the County will focus on improving and enhancing existing placetypes and creating new placetypes consistent with the Master Plan. Building on the vision and goals of *Your El Paso Master Plan*, the different placetypes will take shape through community involvement, neighborhood planning, land use regulation, public investment, private investment, and public-private partnerships.

Placetypes

| | |
|--|--|
| ■ Rural | ■ Employment Center |
| ■ Large-Lot Residential | ■ Regional Open Space |
| ■ Suburban Residential | ■ Mountain Interface |
| ■ Urban Residential | ■ Military |
| ■ Rural Center | ■ Utility |
| ■ Regional Center | ■ Incorporated Area |



Placetypes

Placetype – is a collection of land uses that work together to establish the character of an area or multiple parcels of land.

From Black Forest to Midway to Rush, El Paso County is a community of unique areas joined to create one distinct County. As is true with many large counties, El Paso County has places with different histories and character, often separated by significant distances. Expected growth in population, employment, and development creates a challenge in maintaining all of the County's one-of-a-kind places. The intent of *Your El Paso Master Plan* is to preserve existing, differing character areas while also accommodating new development, and joining them together to create a connected and cohesive growth strategy for the future.

The place-based approach will allow the County to partner with municipal jurisdictions and service providers to effectively plan and manage existing unique areas and define desired growth and development across the County. El Paso County's 11 placetypes are described in the following pages. Each placetype includes a description of the overall character of a placetype, including typical land use mix, key design features, mobility considerations, and other physical and functional elements that define each type of neighborhood or district. The land use mix is separated into primary and supporting land uses. Primary uses are the more prominent type that helps define the character of a placetype while supporting uses provide auxiliary functions in service to the primary uses.

Land Uses

Land Use – is a singular development type (re: single-family residential, commercial, industrial) that can be built on a specific parcel of land.

The 11 placetypes consist of several land uses arranged in different patterns to provide a range of development intensity. Primary land uses are those that are most prominent and play a pivotal role in characterizing the placetype. Supporting land uses are less prevalent and serve an ancillary function that complements the primary land use. For example, Suburban Residential area primarily consists of single-family homes, but can also contain supporting uses such as multi-family, limited neighborhood commercial, and parks. The adjacent matrix identifies how land use fits into each placetype as a primary or supporting use.

Related to land use, is zoning. Zoning is a regulatory tool used to implement the placetypes. The list of primary and supporting land uses enables placetypes to be related to established zoning districts. Multiple zoning districts can be present in a placetype as long as they complement one another and support the general character of the placetype. The placetypes should serve as an essential tool in identifying needed updates to the County's development regulations.

Align with Placetypes

Placetypes are the foundation of the Master Plan and the first priority for future growth and development in the County. Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines. It is imperative that all development align with the placetypes to ensure the desired character of every part of the County, and provide appropriate density and use transitions to occur between differing placetypes.

SITE LAND USE DESIGNATION

| PLACETYPES | LAND USES | | | | | | | | | | | | | | | | | | | |
|---------------------|-------------|----------------|--------|------------------------|------------------------|-------------|-----------|------------|-------------------|--------------------|--------------------|--------------------------|--------|-----------------------|------------------|--------------------|----------------------|-----------------------------|---------------|---------|
| | Agriculture | Farm/Homestead | Estate | Single-Family Detached | Single-Family Attached | Multifamily | Mixed Use | Restaurant | Commercial Retail | Commercial Service | Tourism Commercial | Entertainment and Office | Office | Light Industrial/Arts | Heavy Industrial | Military Operation | Parks and Open Space | Natural and Paleontological | Institutional | Utility |
| Rural | ● | ● | ○ | | | | | | | | | | | | | | ● | | ○ | |
| Large-Lot | ○ | | | ● | | | | | ○ | ○ | | | | | | | ○ | | | |
| Suburban | | | | ● | ○ | ○ | | | ○ | ○ | | | | | | | ○ | | ○ | |
| Urban Residential | | | | ● | ● | ● | ○ | ○ | ○ | ○ | | | ○ | | | | ○ | | ○ | |
| Rural Center | | | | ● | ○ | ○ | | ● | ● | ● | | | | | | | | | ● | |
| Regional Center | | | | | ○ | ● | ○ | ● | ● | ● | | ● | ○ | | | | | | ○ | |
| Employment Center | | | | | | | | ○ | ○ | ○ | | | ● | ● | ● | | | | | |
| Regional Open Space | | | | | | | | | | | | | | | | | ● | ● | | |
| Mountain Interface | | | | ○ | | | | | ○ | ○ | ○ | ○ | | | | | ● | ● | ○ | |
| Military | | | | ○ | ○ | ● | | ○ | ○ | ○ | | ○ | ● | ● | | ● | ○ | | ○ | |
| Utility | | | | | | | | | | | | | | | | | ○ | | | ● |

- **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype
- **Supporting Land Use:**
Less prevalent and serve to support the primary land use.