

Miranda Benson2

From: Sarah Cole <sbt5151@gmail.com>
Sent: Saturday, July 1, 2023 8:57 PM
To: PCD Hearings
Subject: PC Hearing on July 6, 2023
Attachments: 2000 Tri-Lakes Comprehensive Plan- Woodmoor.pdf; DSD Planning Comments 2010.TIF; Buckwood 2010 Filing with El Paso County.TIF

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My name is Sarah Cole. My husband is Michael Cole.

We would like to PARTICIPATE REMOTELY in the PC Hearing on Thursday, July 6, 2023 at 9:00AM.

Phone number: 719-440-6804

Project File Number: VR2213

We would EACH like 3 minutes of speaking time.

I have attached documents for the hearing packet.

Thank you,
Sarah Cole



BROOKS
LAND SURVEYING
Inc.

December 18, 2009

Dear Adjacent Property Owner,

This letter is being sent to you because Brooks Land Surveying, Inc. is proposing a land use project in El Paso County at the referenced location shown below. This information is being provided to you prior to a submittal with El Paso County Development Services. Please direct any questions on the proposal to the referenced contact(s) below. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions specific to this proposal, please contact:

Owner:

John E. Gross
1384 Buckwood Ln.
Monument, CO 80132

Applicant/Surveyor:

Brooks Land Surveying, Inc.
5830 Eldora Drive
Colorado Springs, CO 80918
719-531-0699
Attn: William Brooks, PLS

Site:

The site of the proposed actions is at 1384 Buckwood Lane, Monument, CO 80132 (El Paso County Tax Schedule No. 7111101036), which is located north of Colorado Springs, east of Interstate 25 and north of Woodmoor Drive. Lot line adjustment involves property owned by The Maksimowicz-Day Family Trust and is located at 19411 Wildwood Way, Monument, CO 80132 (El Paso County Tax Schedule No. 7111101006).

The site will consist of 3.84 acres of land, more or less, upon completion of the proposed actions.

The subject properties and the surrounding properties are currently zoned RR-0.5 and remain unchanged by the proposed actions.

Request:

The owner is requesting a lot line adjustment to acquire a portion of an adjoining lot and to subsequently combine the four contiguous lots that he owns into one lot under common ownership.

Justification:

The justification for the proposed actions is based on the consistency with the *Tri-Lakes Comprehensive Plan* as demonstrated in the following sections: (excerpts from said Tri-Lakes Comprehensive Plan or shown in *Italics*)

The following excerpts are taken from the Tri-Lakes Comprehensive Plan, Woodmoor, Subarea #7.

Topography

Erosion is a problem in parts of Woodmoor where vegetated steep slopes and natural drainage patterns have been disturbed while building roads and residences.

The proposed changes in this request would preserve these vegetated slopes and natural drainage patterns currently in the area. The preservation of this area would not add additional burden to existing drainage areas or structures.

Land Values

There are a number of lots that are marginally buildable due to the slope of the lot or floodplains.

Two of the four lots included in this request contain very steep slopes that begin in close proximity to the front lot line making them marginally buildable. Disturbance to these lots would require special drainage considerations.

Transportation

The overall roadway system was designed to accommodate a rural-residential retirement-community. While the system still functions sufficiently, changes in demographics, increased population, and increased vehicle use have contributed to congestion at some intersections and overall more traffic on residential roads.

The proposed changes in this request adhere to the original intent of the roadway system and prevent an increase in population and vehicle use on congested roadways.

Infrastructure

Government

Police Protection: *Police protection is provided by the county but it is not inadequate to meet the needs of Woodmoor residents. Resources available to the northern part of the county allow for only a single deputy sheriff on duty at any given time, thus the response time is very poor. Actual patrol time in the northern part of the county is very minimal. WIA has a public safety unit, which provides 24-hour service to the residents of the Woodmoor subdivision. Although the patrolmen providing this service are fully trained, they are not recognized by the state as a police authority.*

The proposed changes in this request will prevent an increase in future population, which would further burden and add responsibilities to a police department that has limited resources.

Future Vision

Constraints

Services provided by the county are not adequate to meet the needs of residents. Because roads are dependent upon developers, they are poorly planned, as they do not consider the Sub-Area as a whole. All other services such as police protection and recreational facilities are inadequate in proportion to the population of the area.

The proposed changes in this request, while not helping to solve the inadequacies, will not compound the issues that affect the Tri-Lakes Community by allowing additional growth.

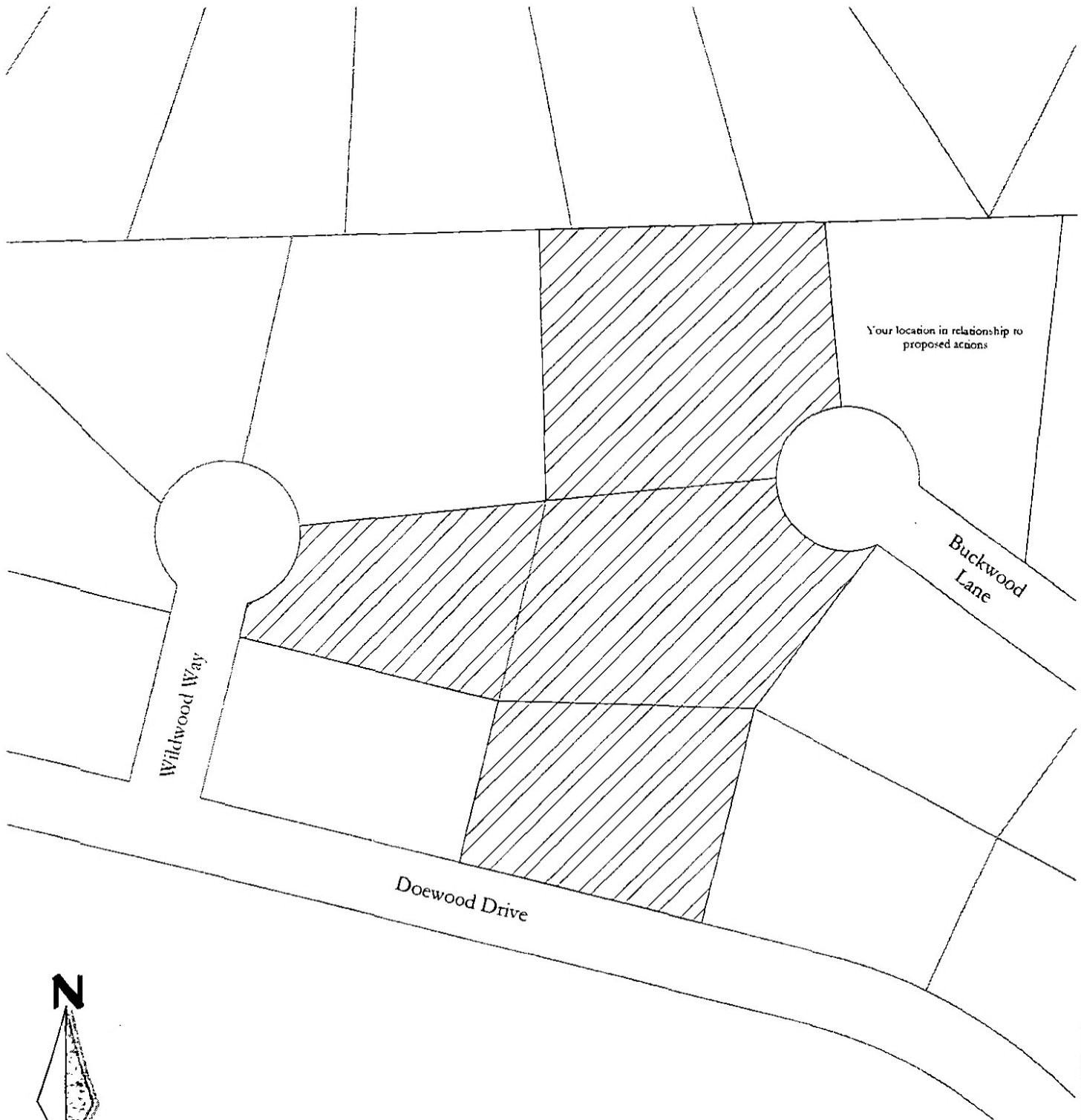
In summary and closing, the lot line adjustment and subsequently the combination of contiguous lots requested herein, demonstrate consistency with the Tri-Lakes Comprehensive Plan and act to preserve the unique identity of the area.

Existing Facilities:

Lot 1, Nicholas H. Nance Subdivision Filing No. 1, as recorded under Reception No. 94164576 of the El Paso County records, contains a single-family residence and a small accessory structure. Lot and structures are accessed from Buckwood Lane, a public right-of-way that is paved with asphalt. Access and structures will remain unchanged by the proposed actions. The remaining lots in the request are vacant.

Proposed Facilities:

There will not be any additional facilities as a result of the proposed changes to the property.



Your location in relationship to proposed actions


Wildwood Way

Buckwood Lane

Doewood Drive



1" = 120'

 = Proposed Site

BROOKS
LAND SURVEYING
Inc.

5830 Eldora Drive
Colorado Springs, CO 80918
(719) 531-0699

Project:		1384 Buckwood Lane		
Title:		Exhibit C- Adjacent owners		
Proj No.	Date:	Drawing No.	Sheet	
200913	12-15-2009	200913-EX-C	1 OF 1	

Notification of Adjacent Property Owners

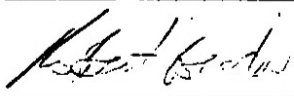
Name and Address of Petitioner(s): JOHN E. GROSS (1384 BUCKWOOD LN, MONUMENT, CO 80132)
BROOKS LAND SURVEYING, INC. (5830 ELDORA DR, COLORADO SPRINGS, CO 80918)

Telephone #'s: JOHN E. GROSS (719-488-8977) BLS INC. (719-531-0699)

Description of Proposal: LOT LINE ADJUSTMENT BETWEEN LOTS 6+15, BLOCK 6, WOODMOOR FIL NO. 1 AND COMBINATION OF FOUR LOTS IN COMMON OWNERSHIP BY JOHN E. GROSS.

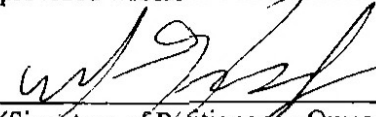
A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
12/20/09	YES	 1378 Buckwood Ln Monument CO 80132	- Copy to file [Signature]

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.


 date 12-20-09
 (Signature of Petitioner or Owner)

_____ date _____
 (Signature of Petitioner or Owner)



V-01-001 (lot line adjustment)
Review 1

Planning

1. This application for a lot line adjustment is being reviewed under Section 7.2.3 (B) of the El Paso County Land Development Code (2007). The application has been found to meet the approval criteria as listed below with exception of comment number 3 below:

- The lot line/building envelope adjustment and any resultant lots comply with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased;
- The lot line/building envelope adjustment is in keeping with the purpose and intent of this Code; and
- The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare;
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that the adjustment will not result in a conflict with the CC&Rs or other restrictions unless specifically approved by the applicable HOA or controlling authority.
- Where the lots or parcels are subject to any CC&Rs or other restrictions, any potential conflict with the CC&Rs or other restrictions resulting from the lot line/building envelope adjustment has been resolved.

2. Applicant has addressed the Tri Lakes Small Area Plan (2000), Woodmoor subarea #7, in the letter of intent, (no response needed).

3. Modify the Lot numbers to read Lot 6A and Lot 15A, per Section 7.2.5 (C) (3), Lot Numbering.

VERSION # 1
DATE 3-23-10

Mer-01-001 (Merger)
Review 1

Planning

1. This Merger by Contiguity can not be recorded until the concurrent application for the lot line adjustment (V-10-01) is recorded.

2. This application for a lot line adjustment is being reviewed under Section 7.2.2 (E) 3, Merger by Contiguity, of the El Paso County Land Development Code (2007). The application has been found to meet the approval criteria as listed below with exception of comment number 4 below:

- The lots or parcels being merged are legal lots or parcels;
- The merger will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area;
- The merger will not result in a nonconformity not otherwise existing prior to the merger;
- The merger is necessary to achieve compliance with the nonconforming lot or record provisions of this Code, or will accomplish a similar purpose;
- All separation distances for an OWS can be met; and
- The extraction of areas designated as 100 year floodplain, major drainage ways and slopes in excess of 30 percent leaves a single buildable area of at least 30 percent of the lot or parcel's total net area.

3. Applicant has addressed the Tri Lakes Small Area Plan (2000), Woodmoor subarea #7, in the letter of intent, (no response needed).

4. Modify the Lot numbers to read Lot 15B, per Section 7.2.5 (C) (3), Lot Numbering.

VERSION # 1
DATE 3-23-10

EL PASO COUNTY, COLORADO

2000 TRI-LAKES

Comprehensive Plan



Adopted
October 19, 1999

2000 TRI-LAKES COMPREHENSIVE PLAN - IN APPRECIATION

A document the scope and magnitude of the 2000 *Tri-Lakes Comprehensive Plan Update* does not come together without the committed effort of a hard-working team. Those who have given of themselves for the betterment of Tri-lakes are here listed. There are several individuals, however, to whom special thanks are due. Vince Rusinak, who chaired the Citizens Advisory Committee, which met bimonthly for more than two years and was ultimately responsible for the Updated Plan. Several working Subcommittees often met weekly. Katherine Rose Chair of the Parks, Trails, and Visual Resources Subcommittee, Jerry Hannigan Chair of the Transportation Subcommittee, and Jack Cooper and Martin Delohery Co-Chairs of the Growth and Land Use Subcommittee deserve special thanks. Also deserving extra recognition are Citizens Advisory Committee Co-Chairs Jack Cooper and Jerry Hannigan, members, Andy de Naray, Chuck Robinove, and Jacques Adnet for their significant efforts to make this a better document. Paul Mannino, Patrick Mulready and Mayor Si Sibel deserve great credit for representing the Town of Monument. Mickey Campbell and Bob Wickham deserve special credit for representing the Town of Palmer Lake. Russ Broshous, Ann Oatman-Gardner, and the late Jim Steele deserve great credit for editing and proofing this Plan. El Paso County Planning Department staff, Carl Schueler, Elizabeth Hacker, Steve Vigil, and Elaine Nelson with patience and a good sense of humor, are responsible for completing the Plan, getting it out for public review, and for keeping things on track. Finally, for those who have contributed, but who are not specifically acknowledged, thanks. This Plan could not have been produced without a genuine team effort.

Kenneth G. Rowberg, Director

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Jack Cooper, Co-chair
Jerome Hannigan, Co-chair
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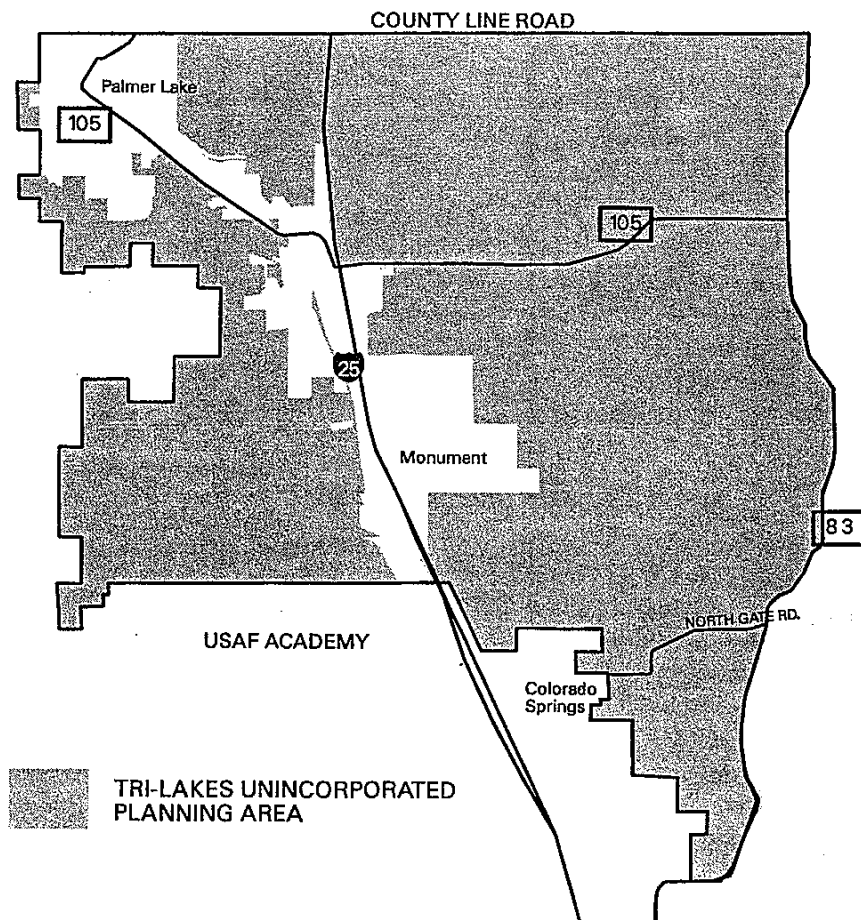
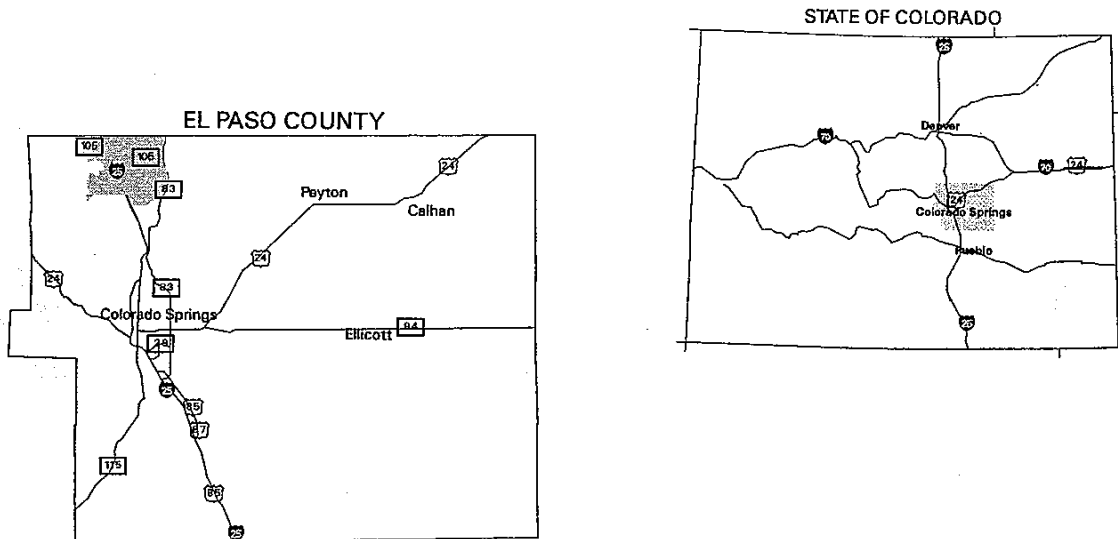
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Tri-Lakes Comprehensive Planning Area Location Map



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2000 TRI-LAKES COMPREHENSIVE PLAN

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2000 TRI-LAKES COMPREHENSIVE PLAN
CHAPTER VI: SUB-AREA 7 – WOODMOOR

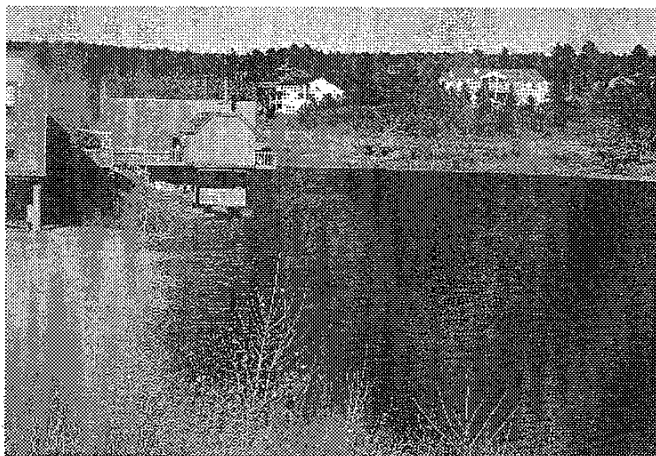


Photo: Lake Woodmoor. Courtesy of Andy de Naray.

LOCATION

Woodmoor is located in the extreme north central part of El Paso County. The area is bounded on the North by County Line Road, on the West by Interstate 25 on the South by Higby Road and on the East by Furrow Road (North Woodmoor). The East boundary for South Woodmoor is the Arrowwood Subdivision and there is not a North-South road that defines that boundary. A small portion of North Woodmoor extends to the East of Furrow Road north of the intersection with Woodmoor Drive.

GEOGRAPHICAL DESCRIPTION

Drainage

North Woodmoor and a portion of South Woodmoor are drained by Dirty Woman Creek and its tributaries. A portion of South Woodmoor is drained by tributaries of Teachout Creek. In addition, a small portion of South Woodmoor is drained by tributaries of Jackson Creek. All drainage ultimately runs into Monument Creek on the west side of Interstate 25.

Within Woodmoor and along the tributaries of Dirty Woman Creek, are numerous marshy areas and ponds. Almost all of these areas and ponds are Common Areas that serve as open space for area wildlife and are owned and maintained by the Woodmoor Improvement Association (WIA). Some of these ponds are large enough to be used for skating in the winter time.

Lake Woodmoor is privately owned, but the Woodmoor Water and Sanitation District has plans to purchase the Lake. The Lake would be used by the Water and Sanitation District to store non-potable water that would be pumped to the Lake from Monument Creek on the west side of I-25 to maintain the water level in Lake Woodmoor. A pipeline is to be built from near Lewis Palmer High School to the Lake and the stored non-potable water would be used as irrigation for Lewis Palmer High School. Future plans include providing irrigation water for Woodmoor Elementary School and for the Lewis Palmer Middle School. Water from Lake Woodmoor is currently being sold to the Woodmoor Country Club to water the golf course.

When the Woodmoor Water & Sanitation District purchases the Lake, the plan is for the Lake surface to be leased to the WIA, who would then be responsible for the use of the Lake for recreational purposes. The WIA is studying ways to make the Lake a valuable recreational amenity for the community. Use of the Lake is currently restricted to members of the Woodmoor Water and Sanitation District and while fishing and non-motorized boats are allowed, swimming is not.

Topography

The terrain of Woodmoor is hilly and is dissected by many drainage channels. Slopes range from very gentle, primarily in South Woodmoor, to relatively steep slopes in other areas. One common area referred to as Toboggan Hill, has taken advantage of one of the steep ridges in Woodmoor and is a popular winter-time recreation area.

Erosion is a problem in parts of Woodmoor where vegetated steep slopes and natural drainage patterns have been disturbed through the building of roads and residences. Lining the ditches with rocks, terracing, and other measures have been employed to prevent erosion in these areas. These measures have met with varying degrees of success due to the large volume of runoff. Along some of the drainage channels, there are areas which are designated within the 100-year floodplain and building on these lots must meet El Paso County's regulations and may also require special construction techniques and/or flood insurance.

Geology

Most of Woodmoor sits on the upper part of the Dawson Formation. This formation consists of sedimentary deposits laid down in the Paleocene and Upper Cretaceous Periods and is composed of arkosic sandstone, siltstone, claystone and minor conglomerate. The formation extends from Colorado Springs to Denver and is up to 2000 feet thick. The Dawson aquifer is an important source of groundwater. A small portion of the South Woodmoor area lies on Pleistocene Slocum Alluvium, a bouldery cobble gravel near the mountains. It's thickness is generally less than 26 feet and it forms gently sloping surfaces 25 to 35 feet above present streams.

Soils

Over much of Woodmoor consists of coarse-grained sandy soils. Marshes and areas with silt, clay or organic soils are primarily located in the common areas. There are a few areas where rock outcroppings and larger boulders are occasionally found in the soils. Soils in most of Woodmoor are highly erosive when disturbed.

Vegetation

A large portion of Woodmoor is covered with ponderosa pine and covenants cutting removal. Gambel oak is also found in clusters throughout Woodmoor. Open areas are covered with native grass, wild flowers, and willows, that occur along the streams and in wet areas. Noxious weeds such as Canadian thistle, are a problem in the open areas and mowing and spraying are necessary for their control. Ponderosa pine are subject to cyclical infestation by the Mountain Pine Beetle and Mistletoe that can be serious problems if not controlled.

DEVELOPMENT STATUS

Zoning

Most of Woodmoor is zoned single-family residential. There are areas within Woodmoor which are zoned commercial or multifamily. There are also areas that are within the Woodmoor Sub-Area of this Plan but are actually outside the boundary of the Woodmoor Subdivision. These areas include a variety of zoning ranging from Agricultural to light industrial.

Residential Demographics

The largest single development in the Woodmoor Sub-Area is Woodmoor, predominantly consisting of residential subdivisions. Woodmoor is a covenanted community with a reputation for enforcement of covenants. Woodmoor was started in the late sixties as a retirement community, and most of the residents at that time were military retirees. In recent years, the demographics have changed and now many of the newer residents are younger professionals with children. Woodmoor residents are generally employed outside the Planning Area and commute to or between the Colorado Springs area, the Air Force Academy, and the Denver area.

Land Values

At this time, there are approximately 2,700 residential lots with homes on approximately 2,300 of the lots. Lots in Woodmoor range in size from under one-half acre to over one acre and homes range in price from \$150,000 to over \$500,000 with the average around \$250,000. The development is nearing buildout. Some of the remaining lots are owned by individuals who plan to build future homes, as investment properties, or by residents who own more than one property to gain a larger lot. There are a number of lots that are marginally buildable due to the slope of the lot or floodplains. Most of the remaining buildable lots are located in the South Woodmoor portion of the development. Other separate subdivisions exist within the boundary of the Woodmoor Sub-Area. One such subdivision is The Heights, which is comprised of roughly 100 lots and is located just north of Woodmoor on County Line Road. Doewood Estates is a relatively new subdivision located in the northwestern part of the Sub-Area and has approximately 50 homes in the moderate to upscale price range. Briarhaven consists of 25 homes located north of SH 105 which are in the moderate price range. Vista Clara Villas is a subdivision in the far northeastern corner of the Sub-Area where more upscale homes are located on five acre lots. Development patterns have to a great extent been established in the Sub-Area and it is likely that undeveloped parcels in the Sub-Area will continue to be developed in densities similar or slightly higher than Woodmoor.

MIXED USE

Overall, there is very little commercial development or commercially-zoned property in the Woodmoor Sub-Area. Most of the non-residential uses that have developed include small office buildings, churches and religious based institutions, and small community-based commercial. Most of the major commercial business activities have occurred and will likely continue to occur within the Town of Monument.

Woodmoor Office Park

Along Woodmoor Drive there is an area west of Lake Woodmoor with mixed uses including a number of small offices, the middle and charter schools, a church, higher density residential townhomes and other uses. This area is experiencing considerable growth and it is expected that the market demand for small office space will continue even though the zoning in this location may not be consistent with market demand and may require rezoning. The largest commercial facility in this Sub-Area is the Woodmoor Center that is an older neighborhood commercial center with a number of small businesses and a library. Due to the out-of-the-way location of this center, businesses tend to be small and locally-owned and operated.

Deer Creek Road

The area along Deer Creek Road north of Woodmoor Drive has developed into office and light industrial uses. This area is experiencing considerable growth, and it is expected that the market demand for small office space will continue even though the zoning in this location may not be consistent with market demand and may require rezoning.

SH 105

The areas adjacent to SH 105 from I-25 east to the Lake Woodmoor Drive intersection have the potential for mixed use and higher density residential development. However, accessibility to properties along SH 105 continues to be an issue as CDOT tightly controls access from SH 105 to ensure the efficient flow of traffic along this major arterial.

Struthers Road

Most of the property along Struthers Road to the west of South Woodmoor is located within the Town of Monument. Future land uses that might occur on these properties could be expected to be commercial or office.

Monument Hill Road

Much of the property that is adjacent to Monument Hill Road is currently zoned agricultural or rural residential. Given their proximity to I-25, it is likely that these properties will be rezoned to either a non-residential use or to higher density residential.

Woodmoor Country Club

Within the Woodmoor subdivision there is the Woodmoor Country Club which has a very fine golf course covering several hundred acres. This is a private club drawing membership primarily from the Woodmoor Subdivision.

Open Space Areas

Throughout the Woodmoor Subdivision are a number of common areas. These are areas owned by the Woodmoor Improvement Association and maintained for the use of the Woodmoor Subdivision residents. Facilities are limited to an occasional trail and a picnic table.

TRANSPORTATION

Primary access into the Woodmoor Sub-Area is from Interstate I-25 via SH 105, County Line and Baptist Roads. The system of roadways in the Woodmoor Sub-Area consists primarily of quaint narrow and winding residential streets that are often non-continuous and/or indirect. These streets have no shoulders or sidewalks. With the change in demographics in Woodmoor from retired military to young professional with families, there is an ever-increasing number of children and thus, a greater safety problem with children walking or cycling on the streets. Recently, the lack of sidewalks has become more of a safety issue due to School District-38 is instatement of a non-transportable area requiring many students who live within a one or two mile radius to walk, ride bicycles, or find other means of transportation for getting to school.

The overall roadway system was designed to accommodate a rural-residential retirement-community. While the system still functions sufficiently, changes in demographics, increased population, and increased vehicle use have contributed to congestion at some intersections and overall more traffic on residential roads. The most congested intersection is probably SH 105 and Woodmoor Drive.

The east-west roads are somewhat more orderly and complete than the north-south roads, however there are a few possibilities for additional roadways and improvements that might help to improve the existing roadways. Most residential roadways in the Sub-Area are maintained by the El Paso County Transportation Department, however, I-25 and SH 105 are maintained by Colorado Department of Transportation (CDOT).

NORTH-SOUTH ROADS

North-south arterials include I-25, Jackson Creek Parkway, Monument Hill, Struthers, and Furrow Roads. Several collector roads exist but are generally not direct or continuous roadways.

Monument Hill Road

Monument Hill Road is one of three continuous north-south roads in the Woodmoor Sub-Area. It is located within the I-25 right-of-way and is under the jurisdiction of the Colorado Department of Transportation (CDOT). It serves as a frontage road between County Line Road and Woodmoor Drive. The sharp curves near County Line Road and steep grades as the road descends Monument Hill are not ideal traffic conditions for a collector road. Currently CDOT allows for seven access points that are being used for a campground, a home sales office, and a private residence. There is a future possibility that the right-of-way for Monument Hill Road could be used if I-25 were to be widened.

Due to the potential for future development along the Monument Hill Corridor and access limitations on the existing Monument Hill Frontage Road, an ad hoc committee made up of landowners, community representatives and staff was formed to consider alternatives. The Study Committee recommended a primary north-south collector roadway right-of-way with connecting residential loop-type roadways within this corridor. Map 5.1 indicates designation of a corridor right-of-way. Actual roadway alignment and design will be determined when a subdivision and/or development plan is submitted to the Planning Department.

Jackson Creek Parkway

Jackson Creek Parkway is planned as a frontage-type access for I-25 between SH 105 and Baptist Road. Once built, it will provide a needed north-south continuous corridor.

Struthers Road

This road fronts onto the east side of I-25 and extends south from SH 105 to Baptist Road. The portion of Struthers Road south of Higby Road will be re-aligned over to Jackson Creek Parkway. It is likely as development occurs between Baptist and Northgate Roads, that Struthers Road will be extended.

Furrow Road

Furrow Road extends from County Line Road south to SH 105. Furrow is a winding narrow road that ends prior to Higby Road. There are plans to extend Furrow Road south to Baptist Road as development occurs.

EAST-WEST ROADS

County Line Road

As the name implies, County Line Road is the separation between El Paso and Douglas Counties. Many residents consider this road a secondary access into North Woodmoor. The significance of this road will grow as development occurs, particularly as it relates to the as yet undeveloped corridor paralleling I-25 and undeveloped parcels along County Line Road.

SH 105

Traffic on SH 105 has increased substantially over the last 15 years due to growth in the Woodmoor, Ponderosa Breaks, West Cherry Creek and Monument Sub-Areas. The interchange at Monument is often congested and is inadequate. It is scheduled to be improved but has been delayed due to funding priorities and the listing of the Preble's Meadow Jumping Mouse as a threatened species. The Weigh Station along Monument Hill Road also limits the options for interchange design. During the late 1990's a plan to redesign and reconstruct the Interchange was delayed due to environmental considerations, the presence of the Prebles Meadow Jumping Mouse, property ownership issues, and funding considerations. These issues have been satisfactorily addressed and the Interchange improvements are scheduled to begin in 2001.

Higby Road

Higby Road forms the southern border of the Woodmoor Sub-Area. It extends east from Struthers Road to Roller Coaster Road through remnants of the Higby Estate. It is a narrow road and very picturesque.

Baptist Road

Baptist Road is south of the Woodmoor Sub-Area but is used by many residents of Woodmoor to access Struthers Road. The interchange at Baptist Road is scheduled to be improved to accommodate the increase in traffic from the rapid growth of subdivisions to the east.

INFRASTRUCTURE

Electricity

Electricity to the Woodmoor area is provided by the Mountain View Electric Company. There are some overhead transmission lines but most of the residential service is underground. In the past few years much of the underground transmission network has been replaced with new and more reliable cable. The service provided seems to be adequate and the company able to provide for the growth in the area.

Water and Sewer

Water and sanitary sewer service is provided by the Woodmoor Water and Sanitation District. The District has the capacity and capability to provide adequate service to the area and accommodate the anticipated growth.

Schools

Within Lewis Palmer School District-38 there are three elementary schools, one middle school and one high school. Two of these schools are located in North Woodmoor, including the Middle School and Lewis Palmer Elementary School. Lewis Palmer High School is located near the boundary of South Woodmoor. While District-38 is noted for its ongoing excellent scholastic record and dedication to providing a good education, better planning is needed in locating school sites with respect to traffic and necessary infrastructure.

Government County

Most of the Woodmoor Sub-Area is an unincorporated area within El Paso County. The County is governed by an elected Board of Commissioners and other officials.

Woodmoor Improvement Association

The Woodmoor Improvement Association (WIA) is a quasi-government organization that enforces a strong set of covenants and architectural controls for the Woodmoor subdivisions. It also collects assessments and maintains common areas within the development.

Police Protection

Police protection is provided by the County but it is not inadequate to meet the needs of Woodmoor residents. Resources available to the northern part of the County allow for only a single Sheriff's deputy on duty at any given time. Thus the response time is very poor. Actual patrol time in the northern part of the County is very minimal. WIA has a public safety unit which provides 24-hour service to the residents of the Woodmoor subdivisions. Although the patrolmen providing this service are fully trained, they are not recognized by the State as a police authority.

Fire Protection:

The Woodmoor area is serviced by the Woodmoor/Monument Fire District with facilities located in North Woodmoor. This District provides adequate service to the Subdivisions and surrounding areas. Nearby, in the Town of Monument, is the Tri-Lakes Fire District which assists the Woodmoor Fire District when necessary. Both fire districts have paramedic capability.

FUTURE VISION

Surrounding Areas within the Woodmoor Sub-Area

Surrounding the Woodmoor development are areas which are in other subdivisions, such as Arrowwood along with unplatted parcels, and areas within the Town of Monument. Residents within Woodmoor proper have chosen to adhere to specific covenants but have limited jurisdiction over what takes place in other surrounding areas. There have been occasions where incorporation or annexation by the Town of Monument have been considered but neither has been carried out.

CONSTRAINTS

The lack of a significant amount of land available to be developed limits future growth of the Woodmoor area. Services provided by the County are not adequate to meet the needs of residents. Because roads are dependent upon developers, some are poorly planned because they do not consider the Sub-Area as a whole. All other services such as police protection and recreational facilities are inadequate in proportion to the population of the area. One clear example is that the County does not provide for or maintain community parks with playground facilities or an interconnected trail system.

SUMMARY: The Woodmoor area is nearly built out and very little growth can be expected except for in-fill properties. A couple of significant large parcels exist, but given land values and development pressure, these properties cannot be anticipated to remain undeveloped.

There are significant problems in the area. Among these, the greatest concern the road infrastructure, traffic volume and speeds, and congestion. The rebuilding of the SH 105 and Baptist Road interchanges will be a positive step, but there is no indication that there is a corresponding effort to deal with the lack of north-south roads. Traffic volumes and traffic safety problems will continue to grow while waiting for development of some of the remaining areas in the Woodmoor area, and to the south.

The quality of life in the Woodmoor area could be greatly enhanced if recreational parks, trails, and police protection were provided or upgraded by the County.

Woodmoor - Land Use Scenario

- The predominant development emphasis should be on residential uses that are provided with central water and sewer, and other adequate services. The existing residential patterns should be preserved, reinforced, and continued. New residential development should be consistent with, compatible with, or larger than existing lot sizes. Higher densities should be considered only in association with a density bonus for open space or other amenities such as a school site, and only located in transition zones adjacent to or in areas designated as mixed use. (Refer to sections on Clustering and Open Space and Land Use within this Plan).
- Development along I-25 should be consistent with the recommendations as stated in Chapter IV of Section 5.0 (Transportation) and Chapter 5; the I-25 Visual Overlay. Uses appropriate for this area might include office park, medical facilities, and suitable and compatible commercial development. Appropriate buffers should be required and properly maintained between non-residential and residential uses. Development in the I-25 Overlay corridor should be consistent with the goals and objectives of the I-25 Overlay and coordinated between the County, the Town of Monument, developers, and adjacent subdivisions.

- Mixed-use development should be considered in designated areas along SH 105, Woodmoor Drive and Lake Woodmoor Drive. Building styles should be consistent and/or compatible with WIA architectural design standards. All commercial development should serve a local need and have limited hours of operation.
- Development of recreational parks, interconnecting trail systems, and preservation of open spaces should be incorporated into new and existing development to accommodate the needs of both the residents and wildlife.
- Development located in the Ponderosa Forest should be extremely sensitive to the recommended forest management principles as noted in the Natural Systems Section of this Plan.
- Development located on steep terrain should be sensitive to the natural sloping landscape and not increase historic runoff flows or soil erosion onto adjacent properties or within drainageways as noted in the goals and objectives of the Drainage and Flood Control Section of this Plan.