

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 11/14/2024
RE: PUDSP229, Waterside at Lake Woodmoor

Project Description

A request by Lake Woodmoor Holdings, LLC for approval of a Map Amendment (Rezoning) of 7.53 acres from R-4 (Planned Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan depicting 44 single-family attached (townhome) lots and 6 tracts for open space and private roads. The property is located on the east side of Woodmoor Drive, approximately one-half mile north of Highway 105. The item was heard on the consent agenda at the October 17, 2024, Planning Commission meeting, and was recommended for approval with a vote of 6-0. (Parcel Nos. 7111404112 through 7111404194 (83 total parcels)) (Commissioner District No. 1)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Fuller moved / Whitney seconded for approval of the PUD Development Plan and Preliminary Plan, utilizing the resolution attached to the staff report, with 6 conditions, 5 notations, and a conditional finding of water sufficiency with regards to quality, quantity, and dependability that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (6-0)**. The item was heard as a consent agenda item.

Discussion

The item was heard as a consent agenda item and as such, there was no discussion.

Attachments

1. Planning Commission Minutes from 10/17/2024.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Public Comment.
5. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, October 17, 2024
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: THOMAS BAILEY, SARAH BRITTAIN JACK, JAY CARLSON, BECKY FULLER, JEFFREY MARKEWICH, AND CHRISTOPHER WHITNEY.

PC MEMBERS VIRTUAL AND VOTING: NONE.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: JIM BYERS, ERIC MORAES, BRYCE SCHUETTPELZ, WAYNE SMITH, AND TIM TROWBRIDGE.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, ELIZABETH NIJKAMP, KARI PARSONS, RYAN HOWSER, ED SCHOENHIET, CHARLENE DURHAM, MIRANDA BENSON, ERIKA KEECH, AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING: NONE.

1. REPORT ITEMS

Mr. Bailey advised the board that Mr. Moraes was reappointed to serve a second term on the PC. There is an open advertisement for additional Associate membership.

Ms. Herington added that the LDC update group will have their next meeting on Monday, [October 21, 2024], where they will discuss zoning districts. The 2 PC members on that committee may have an update soon.

Mr. Kilgore advised the board that the next PC Hearings will be November 7, November 21, December 5, and December 19. Projects are anticipated at each of those meetings.

2. CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA (NONE)

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held October 3, 2024.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (6-0).

B. P2223

PARSONS

MAP AMENDMENT (REZONING) SETTLERS RANCH RR-2.5 REZONE

A request by Hodgen Settlers Ranch, LLC, for approval of a Map Amendment (Rezoning) 53.53 acres from PUD (Planned Unit Development) to RR-2.5 (Residential Rural). The applicant intends to develop single-family homes pursuant to the concurrently requested Settlers Ranch Filing No. 3 Final Plat. The property is located north of the Hodgen Road, West of Stepler Road, and immediately adjacent to Settlers Ranch Road. A combined staff report has been provided. (Parcel Nos. 6123007024, 6124004003, 6124005001 and 6123004048) (Commissioner District No. 1)

NO PUBLIC COMMENT

DISCUSSION

Mr. Bailey asked to see aerial imagery of the subject property in relation to the adjacent conservation easement, mentioned by public comment in the staff report.

Ms. Parsons presented the zoning PowerPoint slide. She referenced the imagery to explain the conservation easement's location in relation to the project. She further explained that the applicant has proposed a transition in lot sizes on the Final Plat where their property abuts the conservation land. Lots will be approximately 4.29 acres along Stepler Road and transition to gradually smaller sizes until reaching the 2.5-acre lot size further west.

Mr. Markewich asked for more information about the conservation easement and an explanation of how it is different than the typical RR-5 zoning.

Ms. Parsons replied that County staff cannot explain the conservation easement because it was not part of the application, and she does not have the information.

Mr. Markewich asked about the concept of a conservation or grazing easement in general.

Ms. Seago reiterated that while staff does not have the specific details of the particular conservation easement adjacent to the subject property, but she can provide general information. A conservation easement is typically a restrictive easement on undeveloped property. That easement is usually granted to a non-profit organization or governmental entity who is then responsible for enforcing the easement. The purpose of creating a conservation easement is to preserve natural features or conservation values and generally restricts development of the property to whatever is defined within the easement. It is a private agreement between the property owner and whomever holds the easement. The County is not involved, unless they are the easement holder.

Mr. Markewich expressed his understanding.

BOCC Report Packet

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Ms. Fuller asked how the rezoning will be different from the previously approved PUD zoning.

Ms. Parsons explained that the rezoning will increase the total number of lots by 6.

PC ACTION: CARLSON MOVED / FULLER SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER P2223 FOR A MAP AMENDMENT (REZONING), SETTLERS RANCH RR-2.5 REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH ONE (1) CONDITION AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

C. SF249

PARSONS

**FINAL PLAT
SETTLERS RANCH FIL. NO. 3**

A request by Hodgen Settlers Ranch, LLC for approval of a 78.71-acre Final Plat creating 24 residential lots, and one tract. The property is zoned PUD (Planned Unit Development) and is located north of the Hodgen Road, West of Stepler Road, and immediately adjacent to Settlers Ranch Road. A concurrent Map Amendment (Rezoning) is also requested. (Parcel Nos. 6123007024, 6124004003, 6124005001 and 6123004048) (Commissioner District No. 1)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: FULLER MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER SF249 FOR A FINAL PLAT, SETTLERS RANCH FIL. NO. 3, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH NINE (9) CONDITIONS, FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

D. PUDSP229

HOWSER

**PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN
WATERSIDE**

A request by Lake Woodmoor Holdings, LLC for approval of a Map Amendment (Rezoning) of 7.53 acres from R-4 (Planned Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan depicting 44 single-family attached (townhome) lots and 6 tracts for open space and private roads. The property is located on the east side of Woodmoor Drive, approximately one-half of a mile north of Highway 105. (Parcel Nos. 7111404112 through 7111404194 (83 total parcels)) (Commissioner District No. 1)

A member of the public was called in to observe the hearing remotely.

NO PUBLIC COMMENT

DISCUSSION

Mr. Whitney clarified the conditional finding of sufficiency in regard to water and the requirement of the applicant to enter into a supplemental agreement. He asked what would happen to the project if the applicant does not sign the letter.

Ms. Seago answered that for this situation, the condition was added based on a contingency in the commitment letter from Woodmoor Water and Sanitation. She then read the requirement into the record, *"Prior to recording the final plat, Applicant must provide proof that it has entered into an approved Supplemental water Service Agreement with the District."* She anticipates that when the Final Plat is submitted, the County Attorney's Office will work with the Planner. The plat will not be recorded until proof of that agreement is provided.

Mr. Whitney asked how that should be addressed in the PC's motion.

Ms. Seago requested that the water finding be identified as a conditional finding of sufficiency.

PC ACTION: FULLER MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER PUDSP229 FOR A PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN, WATERSIDE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS, FIVE (5) NOTATIONS, AND A RECOMMENDED CONDITIONAL FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

4. CALLED-UP CONSENT ITEMS (NONE)

5. REGULAR ITEMS (NONE)

6. NON-ACTION ITEMS (NONE)

MEETING ADJOURNED at 9:20 A.M.

Minutes Prepared By: Miranda Benson

MAP AMENDMENT (REZONE) – PLANNED UNIT DEVELOPMENT (PUD) AND
PRELIMINARY PLAN (RECOMMEND APPROVAL)

Fuller

moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP229
WATERSIDE

WHEREAS, Lake Woodmoor Holdings, LLC, did file an application with the El Paso County Planning and Community Development Department for an amendment of the El Paso County Zoning Map to rezone property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference, from the R-4 (Planned Development) zoning district to the PUD (Planned Unit Development) zoning district with a preliminary plan proposing 52 single-family attached (townhome) lots and six (6) tracts; and

WHEREAS, a public hearing was held by this Commission on October 17, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, the Planning Commission and Board of County Commissioners shall determine that the following criteria for approval outlined in Section 4.2.6 and Section 7.2.1 of the El Paso County Land Development Code (as amended) have been met to approve a PUD zoning district and preliminary plan:

1. The proposed PUD district zoning advances the stated purposes set forth in Chapter 4 of the Land Development Code.
2. The application is in general conformity with the Master Plan;
3. The proposed development is in compliance with the requirements of the Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
6. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
9. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and

8. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
11. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and
13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Lake Woodmoor Holdings, LLC for an amendment to the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from R-4 (Planned Development) zoning district to PUD (Planned Unit Development) zoning district with a preliminary plan proposing 52 single-family attached (townhome) lots and six (6) tracts be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development

water and sanitation), and the required public services and facilities will be provided to support the development when needed;

10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
12. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
13. The owner has authorized the application.

WHEREAS, the applicants have also requested the proposed PUD be reviewed and considered as a preliminary plan, the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (as amended) for a preliminary plan requires the Planning Commission and the Board of County Commissioners find that the following additional criteria for approval of a preliminary plan have also been met:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The subdivision is consistent with the purposes of the Code;
3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of the Code and the ECM are provided by the design;

Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to any final plat approvals.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations (see attached letter dated December 9, 2022) as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the Planned Unit Development (PUD) as a Preliminary Plan of the Waterside Subdivision.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

Whitney seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	<u>aye</u> / no / non-voting / recused / absent
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / <u>absent</u>
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	<u>aye</u> / no / non-voting / recused / absent
Jeffrey Markewich	<u>aye</u> / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / <u>absent</u>
Bryce Schuettpelz	aye / no / non-voting / recused / <u>absent</u>
Wayne Smith	aye / no / non-voting / recused / <u>absent</u>
Tim Trowbridge	aye / no / non-voting / recused / <u>absent</u>
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 6 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 17th day of October 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Thomas Bailey, Chair

EXHIBIT A

ALL OF WATERSIDE CONDOMINIUMS SUBDIVISION, RECORDED IN PLAT BOOK 2, AT PAGE 47
RECORDS OF EL PASO COUNTY, COLORADO.



COMMISSIONERS:
HOLLY WILLIAMS, DISTRICT 1
CARRIE GEITNER, DISTRICT 2

COLORADO

STAN VANDERWERF, DISTRICT 3
LONGINOS GONZALEZ, JR., DISTRICT 4
CAMI BREMER, DISTRICT 5

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Ryan Howser, AICP, Principal Planner
Charlene Durham, PE, Principal Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: PUDSP229
Project Name: Waterside at Lake Woodmoor
Parcel Number: 7111404112 through 7111404194 (83 total parcels)

OWNER:	REPRESENTATIVE:
Lake Woodmoor Holdings, LLC 9540 Federal Drive, Suite 200 Colorado Springs, CO, 80921	N.E.S., Inc. 619 South Cascade Avenue, Suite 200 Colorado Springs, CO, 80903

Commissioner District: 1

Planning Commission Hearing Date:	10/17/2024
Board of County Commissioners Hearing Date:	11/14/2024

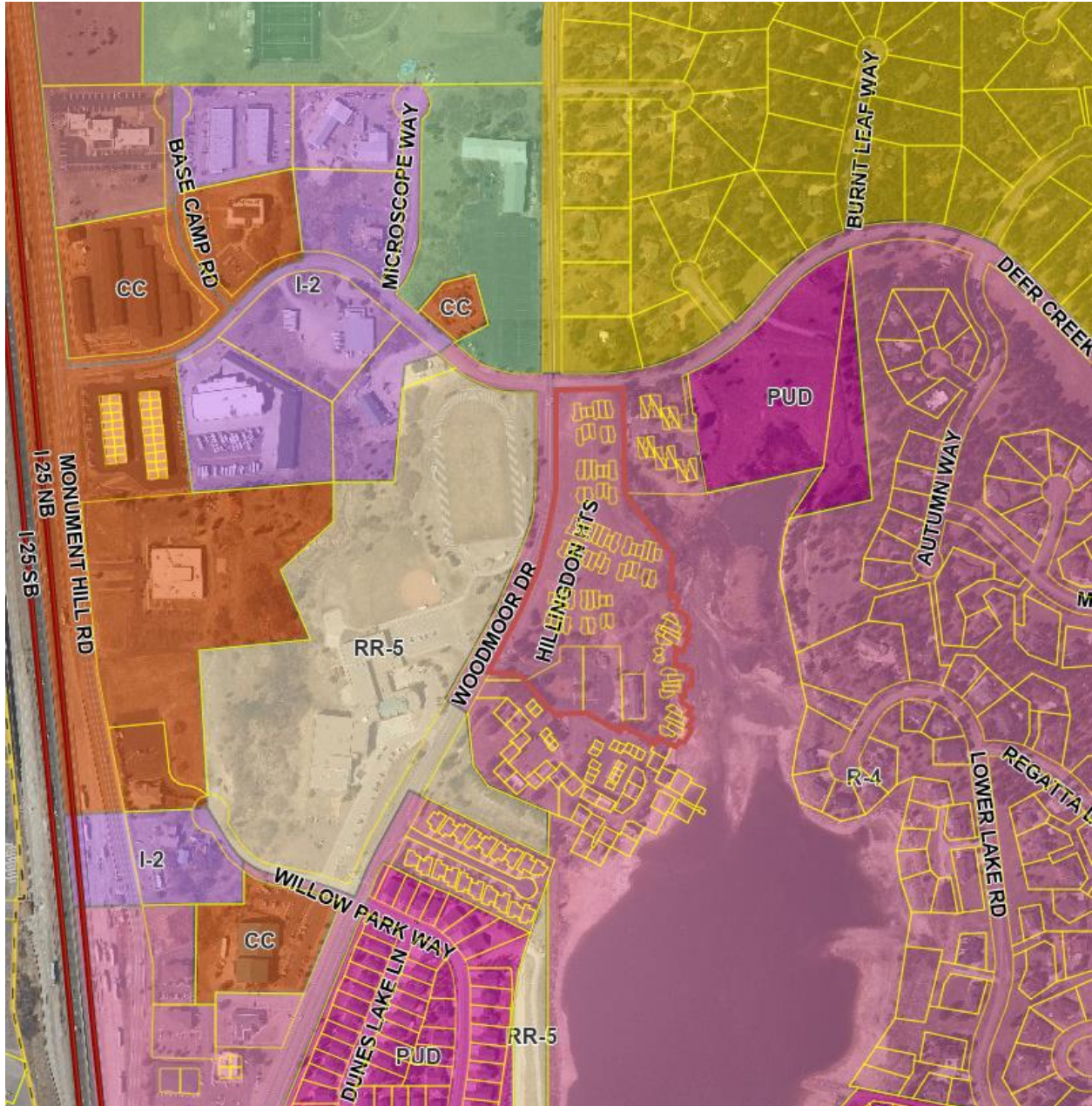
EXECUTIVE SUMMARY

A request by Lake Woodmoor Holdings, LLC for approval of a Map Amendment (Rezoning) of 7.53 acres from R-4 (Planned Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan depicting 44 single-family attached (townhome) lots and 6 tracts for open space and private roads. The applicant is also requesting a finding of water sufficiency for water quality, quantity, and dependability. The property is located on the east side of Woodmoor Drive, approximately one-half of a mile north of Highway 105.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM



Zoning Map

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

A. AUTHORIZATION TO SIGN: Approval by the Board of the Preliminary Plan with a finding of sufficiency for water quality, quantity, and dependability, authorizes the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as the associated Subdivision Improvements Agreements, License and Detention Pond Maintenance Agreements, and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (as amended), have been met to approve a PUD zoning district:

- *The proposed PUD district zoning advances the stated purposes set forth in this section.*
- *The application is in general conformity with the Master Plan;*
- *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;*
- *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;*
- *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use-to-use relationships;*
- *The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;*
- *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;*
- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;*
- *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection,*



- emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;*
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;*
 - The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;*
 - Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and*
 - The owner has authorized the application.*

The applicant has requested the proposed PUD also be reviewed and considered as a Preliminary Plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (as amended) for a Preliminary Plan requires the Planning Commission and the BoCC shall find that the additional criteria for a Preliminary Plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- The subdivision is consistent with the purposes of this Code;*
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;*
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;*
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];*
- Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c) (VIII)] and the requirements of this Code and the ECM are provided by the design;*



- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;*
- *Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Code.*

C. BACKGROUND

On July 30, 1981, the Board of County Commissioners (BoCC) approved a request to rezone the property from the R-2 (Suburban Residential) zoning district to the R-4 (Planned Development) zoning district. On November 10, 1983, the BoCC approved a request for a Final Plat for the Waterside Condominiums. The property has not been developed and the applicant now requests that the property be rezoned from R-4 to PUD (Planned Unit Development) to accommodate a different development proposal.

The existing plan accommodates 83 condominiums on 7.55 acres with an approximate density of 11 dwelling units per acre. The proposed application contemplates 44 single-family attached dwelling units on 7.53 acres with an approximate density of 5.8 dwelling units per acre. If the request for a PUD Development Plan and Preliminary Plan is

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approved, the applicant will be required to obtain Final Plat approval prior to development of any of the proposed lots.

D. ANALYSIS

1. Land Development Code Analysis

The PUD application meets the purpose of PUD zoning as identified in the Land Development Code. The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Code. The applicant will be required to comply with the standards for Subdivision in Chapter 8 of the Code with subsequent Final Plat applications.

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

The applicant will be required to comply with the above referenced sections of the Code at the Final Plat stage of development.

The applicant requests the following PUD Modifications:

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard, Section 4.2.6.F.2.h, (PUD) of the El Paso County Land Development Code (2022). For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

- *Preservation of natural features;*
- *Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;*
- *Provision of a more efficient pedestrian system;*
- *Provision of additional open space;*
- *Provision of other public amenities not otherwise required by the Code; or*
- *The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.*

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A PUD modification of Section 8.4.4.C of the LDC is requested. More specifically, the modification will allow for private roads to be built in lieu of public roads for the subdivision. The private roads are proposed to be built to County standards with the exception of the proposed ECM modifications and are proposed to be maintained and owned by the Homeowner's Association (HOA).

A PUD modification of Section 2.3.8.A of the ECM is requested. More specifically, the modification is to construct a hammerhead turnaround as a permanent roadway termination, as access to Deer Creek Road is not allowed. The hammerhead turnaround would only be adjacent to four lots and provide adequate maneuvering areas for emergency vehicles. The footprint of the hammerhead turnaround fits in more cohesively with the shorter and looped roads proposed for the development.

A PUD modification of Section 2.2.4.B (Figure 2-16), Table 2-7 and Standard Detail SD 2-2 of the ECM is requested. More specifically, the modification is to construct a 24-foot-wide asphalt mat within a 29-foot private tract. Section 2.2.4.B.7 (Figure 2-16) shows an urban local cross section will have a 50-foot-wide right-of-way with a 30-foot asphalt mat. The overall asphalt mat of the roadway remains consistent with a low volume roadway width. All other county standards for roadways, curb and gutter, signage, and pavement thickness will be adhered to.

A PUD modification of Section 2.3.3.F.3 of the ECM is requested. More specifically, the modification is to allow shorter tangent lengths between broken back curves. Normally, a longer tangent length allows a driver to "recover" before maneuvering into a secondary curve. The shortened tangents will be within a closed loop private road, with low volumes and low speeds, limiting the need for "recovery" between the back-to-back curves. This roadway will provide individual lot access, including (both residential and emergency) pedestrian and ADA access.

2. Zoning Analysis

In accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended), *A PUD Development Plan May be Approved as a Preliminary Plan*, the applicant is proposing a combined PUD Development Plan and Preliminary Plan.

Section 4.2.6.F.8, *Planned Unit Development District* of the Land Development Code requires a minimum of 10% of the overall residential PUD be set aside as open space.

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The PUD area is 7.53 acres in size, which would require a total of 0.75 acres of open space area. The applicant is providing 1.42 acres of designated open space tracts.

The R-4 zoning district is an obsolete zoning district. The Code defines *Zoning District, Obsolete* as follows:

A zoning district which remains applicable to land but which has been determined by the BoCC to be outdated and which cannot be applied to any additional land within the county.

Because the R-4 zoning district is obsolete, in order to implement a different development proposal on this property, the property must be rezoned to accommodate development.

The proposed PUD Development Plan and Preliminary Plan propose an approximate density of 5.8 dwelling units per acre, and therefore do not represent a significant change from the surrounding development pattern. The surrounding area features a range of housing types and densities. The Dunes at Woodmoor, a subdivision to the south of the subject property, has developed at a density of approximately 8 dwelling units per acre while the Lake Woodmoor subdivision to the east has developed at a density of approximately 4-5 dwelling units per acre.

E. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype: Regional Center

The fundamental purpose of a Regional Center is to provide access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. This placetype differs from Rural Centers by providing a level of goods and services that attract people from across the County, and depending on location, from adjacent counties. Regional Centers often incorporate a lifestyle live-work-play environment and can include multifamily housing elements in their design as standalone apartments or part of mixed-use developments.

This placetype includes large scale shopping centers that house a variety of commercial businesses and support a high activity of users on a regular basis such as grocery stores, pharmacies, clothing stores, automotive centers, restaurants, entertainment opportunities, home improvement stores, and other major retailers. Multifamily apartments provide commercial businesses direct access to potential customers.

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Regional Centers are major commercial destinations for residents and are easily accessible from major transportation routes throughout the County. Regional Centers in El Paso County are surrounded by Urban Residential, Suburban Residential, and Employment Center placetypes. In addition, Regional Centers can also be extensions of commercial areas within incorporated municipalities such as the Gleneagle area.

Recommended Land Uses:

Primary

- *Restaurant*
- *Commercial Retail*
- *Commercial Service*
- *Entertainment*
- *Multifamily Residential*

Supporting

- *Office*
- *Institutional*
- *Mixed Use*
- *Single-family Attached Residential*

b. Area of Change Designation: Minimal Change: Developed

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.

c. Key Area Influences:

El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is located within the Tri-Lakes Key Area.

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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.

d. Other Implications (Priority Development, Housing, etc.)

The property is not located within a priority development area.

e. Analysis:

The Regional Center placetype is a commercial destination for County residents to purchase goods, procure services, and enjoy a variety of entertainment options. Relevant goals and objectives are as follows:

Goal LU1 – *Ensure compatibility with established character and infrastructure capacity.*

Goal LU3 – *Encourage a range of development types to support a variety of land uses.*

Goal LU3 Specific Strategy – *The Minimal Change: Developed areas 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. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character should be maintained.*

Goal LU3 Specific Strategy – *Future development in the Tri-Lakes 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.

Objective LU3-1 – *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

Goal HC1 – *Promote development of a mix of housing types in identified areas.*

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.*

The proposed development is consistent with the recommended land uses in the Regional Center placetype, which includes single-family attached residential as a recommended supporting land use. Much of the surrounding development consists of single-family detached residential uses; by incorporating a single-family attached residential use, the applicant is proposing to diversify the housing options to create a variety of choices in the area for potential residents. Additionally, the applicant has suggested that the proposed townhome development may facilitate a transition between low-intensity and high-intensity neighborhoods, as well as nonresidential uses.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

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Goal 1.2 – *Integrate water and land use planning.*

Goal 3.6 – *Develop and maintain partnerships with water providers.*

Policy 5.2.4 – *Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

Policy 5.5.1 – *Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.*

Policy 6.0.1 – *Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 2 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 2 for central water providers:

The Plan identifies the current demand for Region 2 to be 7,532 acre-feet per year (AFY) (Figure 5.1) with a current supply of 13,607 AFY (Figure 5.2). The projected demand in 2040 for Region 2 is at 11,713 AFY (Figure 5.1) with a projected supply of 20,516 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 2 is at 13,254 AFY (Figure 5.1) with a projected supply of 20,756 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 7,502 AFY is anticipated for Region 2.

See the water section below for a summary of the water findings and recommendations.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. United States Fish & Wildlife, Colorado Parks

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and Wildlife, and El Paso County Community Services, Environmental Division were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

F. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Geologic hazards and constraints were identified during the review of the Preliminary Plan. Expansive soil and bedrock, shallow hard bedrock, erosion, and flooding have been noted as possible geologic hazards and constraints on the property. The soils and geology report provided with the application contains recommendations for mitigating the site's potential development constraints. Mitigation recommendations include grading and subsurface drainage control, as well as lot-specific investigations and analyses to be conducted for use in the design of individual foundations. Colorado Geological Survey was sent a referral and has no outstanding comments at this time.

2. Floodplain

As shown on FEMA Flood Insurance Rate Map (FIRM) panel number 08041CO276G, with effective date December 7, 2018, a portion of the property is located within a FEMA Zone AE, floodplain with studied base flood elevations. The floodplain area will be contained within drainage and open space tracts.

3. Drainage and Erosion

The subdivision is in the Dirty Woman Creek drainage basin which is studied and has associated drainage and bridge fees. Drainage and bridge fees will apply at the time of Final Plat recordation.

The site generally drains in a southeasterly direction. Stormwater runoff will be conveyed by private storm sewer system. A proposed sand filter basin will provide water quality for the property. Flows released from the sand filter basin will enter Lake Woodmoor, which will provide detention for the property. Lake Woodmoor is owned and maintained by the Woodmoor Water and Sanitation District (WWSD). WWSD will need to provide a letter stating it will allow the use of its facility (Lake Woodmoor) for flood storage with the Final Plat submittal.

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Per the associated drainage report, the development of this project will not adversely affect the downstream properties.

A grading and erosion control plan that identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system will be required with the Final Plat application.

4. Transportation

The property is located east of Woodmoor Drive and south of Deer Creek Road. Access to the site is via a new access from Woodmoor Drive and an existing access drive for the Woodmoor Barn Community Center ("The Barn"). No access is proposed from Deer Creek Road.

The El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) indicates upgrading Monument Hill Road to a rural 2-lane collector and upgrading Deer Creek Road between Monument Hill Road and Woodmoor Drive to a rural 2-lane collector. This project has no financial obligation for the upgrades of Monument Hill Road or Deer Creek Road, as the overall impact from the proposed project is less than a 5% increase to traffic. All internal streets are planned to be privately owned and maintained by the Waterside at Lake Woodmoor Homeowners Association. Specific modification requests from the design standards in the Engineering Criteria Manual are described in section A above.

The main access to the property at Woodmoor Drive, is north of "The Barn" access. The location of the north access helps minimize conflicting turning movements to/from the east side with the intersection of Woodmoor Drive/"Barn"/north school access. During peak school hours the street connections through the project will provide an alternative to existing background traffic that is currently turning onto Woodmoor Drive using the "Barn"/north school access.

There are two schools located within a 2-mile radius of the property, Lewis Palmer Middle School and Lewis Palmer Elementary School. Per the traffic impact study, the elementary school is approximately 1.5 miles from the property, making it very unlikely to have students walking from the property. Lewis Palmer School District is in the process of having a "Safe Routes to School" trail project being approved to provide pedestrian route to the schools through the Woodmoor area.

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The development will be subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471) as amended.

G. SERVICES

1. Water

Water supply service will be provided by Woodmoor Water and Sanitation District. The applicant has requested a finding of sufficiency with regards to water quality, quantity, and dependability with the review of the proposed Preliminary Plan. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed Preliminary Plan has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is provided by the Woodmoor Water and Sanitation District. The District has provided a commitment letter to serve the anticipated development.

3. Emergency Services

The property is within the Tri-Lakes Monument Fire Protection District. The District has provided a commitment letter to provide fire protection services to the proposed development. The District was sent a referral and did not provide a response.

4. Utilities

Electrical service is provided by Mountain View Electric Association, Inc. (MVEA) and natural gas service is provided by Colorado Springs Utilities (CSU). Both utility providers were each sent a referral and have no outstanding comments

5. Metropolitan Districts

The property is located within the boundaries of the Woodmoor Water and Sanitation District, which is a central water and wastewater provider and has committed to providing water and wastewater services to the property.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) or Preliminary Plan application. Fees in lieu of park land dedication will be due at the time of recording the Final Plat.

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7. Schools

The property is located within the boundary of the Lewis-Palmer School District No. 38. Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) or Preliminary Plan application. Fees in lieu of school land dedication will be due at the time of recording the Final Plat.

H. APPLICABLE RESOLUTIONS

See attached resolution.

I. STATUS OF MAJOR ISSUES

There are no major issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (as amended), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to any Final Plat approvals.
5. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of Final Plat recordation.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 9/24/2024, as provided by the County Attorney's Office.

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NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 68 adjoining property owners on October 2, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Aerial Vicinity Map
Letter of Intent
Development Plan / Preliminary Plan
County Attorney's Letter
Draft Resolution

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Aerial Map

Map Series No. 1



0 0.10.1 0.2 Miles

WATERSIDE PUD DEVELOPMENT/PRELIMINARY PLAN

LETTER OF INTENT

JULY 2022; REVISED: SEPTEMBER 2022; FEBRUARY 2023; APRIL 2023; JANUARY 22, 2024

OWNER/APPLICANT:

LAKE WOODMOOR HOLDINGS LLC
1755 TELSTAR DRIVE, SUITE 211
COLORADO SPRINGS, CO 80920

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 7111404112 - 7111404161

ADDRESS: WOODMOOR DR

ACREAGE: 7.53 AC

CURRENT ZONING: R-4

CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Lake Woodmoor Holdings LLC requests approval of the following applications:

1. A Rezone from R-4 (Planned Development District – Obsolete) to PUD (Planned Unit Development District);
2. A PUD Development/Preliminary Plan (PUDSP) for 44-unit townhome development on 7.53 acres, at a gross density of 5.84 dwelling units per acre and a maximum height of 32 feet, including PUD modifications;
3. A finding of water sufficiency with the PUD Development/Preliminary Plan and subsequent Final Plat to be approved administratively.

LOCATION

Waterside at Lake Woodmoor is located southeast of the intersection of Woodmoor Drive and Deer Creek Road. Deer Creek Road forms the northern boundary of the property and Lake Woodmoor lies to the east. To the east is The Cove at Woodmoor condominium development (11 du/acre). To the north is the Woodmoor Oaks Subdivision (1 du/acre). To the west, across Woodmoor Drive is Lewis Palmer Middle School. To the South is the Lake Woodmoor Townhomes (8.8 du/acre). The site comprises approximately 7.53 acres.

HISTORY

The property is part of a Development Plan for the Waterside Condominiums which was approved in 1980. The approved plan proposed 83 condominiums on 7.55 acres; a density of 11 dwelling units per acre.

PROJECT DESCRIPTION

The property and the areas to the south, west, and east are zoned R-4, which is an obsolete zoning for Planned Development. Any new development proposal for the property requires a rezoning.

It is proposed to rezone the property to PUD, as this is the current equivalent of the old R-4 zoning and is therefore compatible with the surrounding R-4 zoning. The PUD zoning also allows for flexibility in the dimensional and design standards needed to accommodate the proposed townhome product and enable the protection of the floodway and wetlands areas and other open space.

The PUD Development/Preliminary Plan proposes 44 units on 7.53 acres; a density of 5.84 dwelling units per acre. This is significantly less dense than the approved 1980 plan. The maximum height of the buildings is 32 feet, and each unit will have a two-car garage. An additional 24 parking spaces are provided within the development. In total, 145 parking spaces are provided (99 required).

Retaining walls are proposed along the eastern side of the property with a maximum height of 12 feet.

1.15 acres of land will be donated to Woodmoor Improvements Association. This provides a substantial buffer to the existing single-family residential neighborhood to the south. This tract (Tract F) will include public access, public improvement, drainage and landscaping, maintained by the WIA. All other tracts include public access, public utilities, public improvement, drainage, landscaping, mail kiosk, and private parking and provide an additional 1.91 AC of open space, all owned and maintained by the Waterside HOA.

COMPATIBILITY/TRANSITIONS: The site is surrounded by residential development, of various densities. This development will provide a transition from the higher density townhomes and condos to the south and west to the lower density subdivisions to the north and east.

TRAFFIC: There are two points of access to the development from Woodmoor Drive. A full-movement access is provided at the intersection of Woodmoor Drive and Barnet View. A secondary access easement is provided on the south end of the site. This access easement already exists for the Woodmoor Barn Community Center. All roads within the development are private.

A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for site. 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.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Woodmoor Drive and I-25, providing shorter travel time to employment and commercial facilities.

WATER: This site will be served by the Woodmoor Water and Sanitation District No. 1. A commitment letter for water and wastewater is included in this submittal. A finding of water sufficiency with the PUD Development/Preliminary Plan is requested, with subsequent Final Plat to be approved administratively.

Woodmoor Water and Sanitation District No. 1. has sufficient supply and infrastructure in the area to serve this development. The total commitment is 11.836 acre-feet. A Water Resources Report, provided by Kiowa Engineering, is also included in this submittal.

WASTEWATER: The wastewater commitment is 15,400 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by Kiowa Engineering.

OTHER UTILITIES: The property is located within the boundaries of Woodmoor Water and Sanitation District No. 1. Water, wastewater will be provided by Woodmoor Water and Sanitation District No. 1. Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. The utility commitment letters are submitted with this application.

DRAINAGE: The drainage improvements associated with this development are consistent with the Master Development Drainage Plan. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

FLOODPLAIN: This site is within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0276G, effective 12.07.2018. No development is proposed in the area prone to surface flooding by a 100-year event.

WETLANDS: The edge of Woodmoor Lake up to its Ordinary High Water mark could be considered jurisdictional waters. No development is proposed in this area. A small stormwater quality facility will need to be constructed adjacent to Woodmoor Lake in the southeast portion of the site. These portions will need to be designed to avoid overlapping wetlands. No permanent impacts to the waters are proposed.

WILDLIFE: There are no threatened or endangered species on the site. The closest PMJM critical habitat is .7 miles to the south, and the closest potentially occupied range is .33 miles south of the site.

WILDFIRE: The fire risk on this site is low. Developed areas will be landscaped and irrigated, reducing wildfire hazard potential. New landscaping will meet Firewise recommendations for separation.

GEOLOGIC HAZARDS: No geologic hazards were identified that we believe preclude development of the site. Geologic hazards identified on this parcel include expansive or very hard, shallow bedrock, erosion potential, flood potential, and regional issues of seismicity as well as naturally occurring radioactive materials. These conditions can be mitigated with engineering design and construction methods commonly employed in the area. More information is provided in the Geologic Hazards Evaluation and Preliminary Geotechnical Investigation prepared by CTL Thompson.

VEGETATION: The majority of the site has been disturbed in the past and is non-native grassland. There are pine-oak woodlands and patches of non-native trees along the northeastern edge and the southern boundary. There is a narrow strip of riparian along the Woodmoor Lake shoreline. All new plantings will be native species. Noxious weeds on site will be removed and managed by the HOA.

SCHOOLS: Lewis Palmer Middle School is directly adjacent to the property. Palmer Ridge High School is one mile north of the site, and Lewis Palmer High School is two miles south of the site. Lewis Palmer Elementary is 1.5 miles from the site.

TRAILS AND OPEN SPACE: A looping 4' wide crusher fines trail is proposed through the Tract A open space. Five foot attached concrete walkways are provided throughout the development.

There is 176,853 SF of open space provided in this PUD.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Lewis Palmer School District 38
- Woodmoor Water and Sanitation District No. 1
- Tri-Lakes Monument Fire District
- Mountain View Electric Association
- Black Hills Energy

PUD MODIFICATIONS:

Chapter 4.2.6.F.2.h of the LDC allows for a PUD modification of a general development standard in the LDC or criteria of the ECM. The following PUD Modifications are requested:

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only portions of this community.	Private roads provide more flexibility for the development to accommodate the unique community homes proposed on the site. The private roads will be owned and maintained by the HOA.
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be constructed and maintained to ECM standards.	Road width and roadway terminations (see 3, and 4 below)	
3	ECM Section 2.2.4.B.7, Figure 2-17, ECM Table 2-7, and ECM 2.3.3.F.3 and standard detail SD_2-2	Typical Urban Local and typical Urban Local (Low Volume) Cross Section	<ul style="list-style-type: none"> • 50' public right of way with 30' asphalt mat (Local and Local Low Volume). • Urban Local roadway asphalt width per standard drawing (SP_2-2 (30' MAT) • 200' minimum length of centerline tangent between broken back corners. 	29' private tract with 24' asphalt mat (Local and Local Low Volume) with reduced tangent length between broken back curves.	A smaller private road cross-section tract versus ROW, narrower asphalt width (Urban Local (low volume)) asphalt width, compact road design, and the use of a turnaround will achieve the goal of providing both residents and emergency responder's access. ECM standard does not take into account reduction in speed due to the T-intersections associated with these very small turn-around areas. A standard cul-de-sac width is almost as wide as the parcel is in the location. Reduced tangent lengths between broken back curves are located on a small private looped roadway with only 16 lots utilizing the roadway.
4	ECM Section 2.3.8.A.	Roadway Terminations	Urban Cul-de-Sac-Permanent hammerhead turnarounds not permitted.	Permanent turnaround proposed on Hillingdon Heights using 24' wide asphalt mat.	

PUD Modification Justification:

Section 8.4.4(E)(3) of the LDC indicates that private road waivers may only include design standards for the following:

- Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
- Design speed where it is unlikely the road will be needed for use by the general public;
- Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;

- Maximum and minimum block lengths; and
- Maximum grade.

The only waiver requested is for the private roadway width to allow for a compact site layout and to accommodate smaller lots, preserve natural features and provide community trail connectivity. Sidewalks are provided alongside the road throughout the community together with a trail along the lake. These internal pedestrian facilities will connect to the external sidewalks to be provided with the development alongside Woodmoor Drive and Deer Creek Road.

For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- *Preservation of natural features;*
- *Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;*
- *Provision of a more efficient pedestrian system;*
- *Provision of additional open space;*
- *Provision of other public amenities not otherwise required by the Code; or*
- *The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.*

The PUD modifications allow for a smaller road cross-section that cannot be accommodate under public street standards. The use of a hammerhead turnaround is also more efficient as it takes up less space than a cul-de-sac and provides easier access to homes and allows for parking. The benefit of this is a more compact development that facilitates attached single-family housing units on smaller lots. This creates a product that fills a growing market need, particularly to cater for seniors who may want to down-size but also remain living in the same neighborhood. The PUD modifications allow a compact community design that maintains portions of the site vegetation and also protects the edge of the lake and minimizes impact to the adjacent wetlands. The compact site layout facilitated by utilizing private sites enables the developer to dedicate 15.3% of the site to the Woodmoor Improvement Association for use as open space. This accommodation also leaves space for a community trail along the lake which activates the lakes edge and forms a more efficient pedestrian system as an integral part of School District 38's Safe Routes to School program.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County Plans for Waterside are the Your El Paso Master Plan, the Water Master Plan, and, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan.

Your El Paso Master Plan

The new County Master Plan denotes approximately 80 of the site as % Regional Center placetype, which 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. The remaining 20% of the site falls into the Suburban Residential placetype. The primary use within this placetype is detached single-family homes and single-family attached residential is a supporting land use. As the 7.5-acre project site presents only a small portion of both the Regional Center and Suburban Residential placetype designation in the Woodmoor area, the proposed Waterside single-family attached development is appropriate as a supporting land use within these placetypes.



This site is located within the Tri-Lakes area on the Key Areas map, which is characterized by significant suburban development and some mixed-use development. The Tri-Lakes area is the most well-established community in the 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 options. The Plan notes that 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. The proposed Waterside single-family attached development will provide an alternative housing option to the predominant large lot single-family homes in Woodmoor. The development will maintain the character of the area as it is in a transitional location between the larger lot single-family to the east and the more intense higher density residential, commercial and

employment uses adjacent to the site and along Woodmoor Drive. The Waterside development will strengthen the housing options in Woodmoor and the additional households will also support existing commercial and employment businesses.

This site also lies in an area of “minimal change (developed)” on the Areas of Change Map. This designation recognizes pockets of undeveloped areas and points out the high likelihood of intense future infill development. The Waterside development will represent an infill development as it is surrounded on all sides (other than lake frontage) by existing development. While the proposal is more dense than the existing Woodmoor Oaks single-family to the north of Deer Creek, it is a similar density or less dense than other adjacent residential developments along Woodmoor Drive.



The Waterside PUDSP aligns with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county.” The Waterside development will integrate within the present spectrum of adjacent uses: multifamily housing, single family detached housing, a community center, school and church. In order to preserve

the character of Lake Woodmoor and the surrounding environment, the PUDSP includes a land dedication of 15.3% of the site to the Woodmoor Improvement Association for lake preservation and adds a trail along the lake to activate the space and as an integral part of School District 38's Safe Routes to School program.

In addition, this plan achieves goal 1.1, "ensure compatibility with established character and infrastructure capacity." Its location along Woodmoor Drive, which is classified as a collector street, and proximity to I-25 ensures that residents living at Waterside will have adequate access to public street infrastructure. The project is less dense than the previously planned development for the property and is within the planned capacity of areas road and utility infrastructure.

The Woodmoor area will benefit from Waterside's addition to the spectrum of housing options in the immediate area. This achieves Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types," as well as Goal 2.1 to "promote development of a mix of housing types in identified areas." In support of this goal Objective HC1-6 of the Plan specifically encourages the use of single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes to create seamless transitions between low-intensity and high-intensity neighborhoods as well as nonresidential uses. As can be seen from the density comparison graphic above, the Waterside single-family attached development provides a gradual transition in density from the existing single-family to the north and further east, and the higher density residential and more intense non-residential development along Woodmoor Drive.

Goal 2.4 of Housing & Communities supports "aging-in-place housing options to meet residents' needs through all stages of life." Objective HC4-2 supports this goal by encouraging duplexes, townhomes, multifamily apartments, condominiums, and senior housing projects in each of the residential placetypes where they can be integrated into the character of a given neighborhood. An implementation priority is to encourage inclusion of single-family attached housing within the Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes. The Waterside proposes single-family attached housing within the Regional Center Suburban Residential placetypes site and will directly address this goal of the plan. In addition, the smaller lots proposed by the development in conjunction with HOA maintenance creates a living situation with fewer and less taxing property maintenance demands, which provides a needed housing option to allow those of all ages and abilities to remain in the neighborhoods and areas they desire.

This development plan also plays a role in realizing the County's Core Principle 4 to "Connect all areas of the County with safe and efficient multimodal transportation system." The new sidewalks along Woodmoor Drive and Deer Creek Road, as well as the trail beside Woodmoor Lake, will provide residents and students with safe walking spaces, relieving the need for dangerous commutes within and alongside the roadway.

Water Master Plan

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

The project is located within Region 2, Monument area of the El Paso County Water Master Plan (WMP). The WMP specifically states: “Region 2, located in the northwest corner of El Paso County, is expected to experience significant growth through 2060. The I-25 corridor passes through the center of the region and offers optimal growth areas in and around the Towns of Palmer Lake and Monument. Growth is anticipated along both the east and west sides of I-25 by 2040.”

The WMP notes that Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7,532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per year and the project demand is 11,713-acre feet. The Water Resources Report prepared by Kiowa Engineering and submitted with the PUD Preliminary Plan application provided calculations on the portable water supply. The quality of the water produced by the Woodmoor Sanitation District for domestic and commercial consumption is subject to regulations prescribed by the CDPHE that limit the amount of certain contaminants in treated or untreated water. The water distribution system design for this project will conform to all applicable criteria set forth by El Paso County and Woodmoor Sanitation District.

2040 Major Transportation Corridor Plan

The 2040 Improvements map identified the most proximate roadway improvement to the site is upgrades to rural county road Deer Creek Rd. The 2060 Corridor Preservation map shows Lake Woodmoor Drive and Woodmoor Drive as collectors.

El Paso County Parks Master Plan

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 7 miles from Fox Run Regional Park and 6 miles from Palmer Lake Recreation Area. A county trail and bike route are proposed south of the site along Highway 105.

PROJECT JUSTIFICATION

Chapter 4.2.6.D of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met.

PUD Development Plan

The PUD/Preliminary Plan for Waterside is consistent with the PUD zoning approval criteria set forth in Chapter 4.2.6.D of the LDC as follows:

1. THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATED PURPOSES SET FORTH IN THIS SECTION;

The Waterside PUD will advance the following purposes of the PUD District designation:

- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

The Waterside PUD includes smaller lots that require more design flexibility than afforded by standard zoning districts. The setbacks and other standards of RM-12 cannot be met even though the density could be achieved. See the following table:

	<i>Max Density</i>	<i>Min. Lot Size (SF)</i>	<i>Min. Lot Width</i>	<i>Min. Front Setback</i>	<i>Min. Rear Setback</i>	<i>Min. Side Setback</i>	<i>Max. Lot Coverage</i>	<i>Max. Bldg. Height</i>
<i>RM-12</i>	<i>12</i>	<i>3,500</i>	<i>35 ft</i>	<i>15 ft</i>	<i>20 ft</i>	<i>10 ft</i>	<i>70%</i>	<i>40 ft</i>
<i>Waterside</i>	<i>6.9</i>	<i>2,848 avg</i>	<i><32 ft</i>	<i><10 ft</i>	<i><15 ft</i>	<i>10 ft</i>	<i>70%</i>	<i>30 ft</i>

- To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*

The growing market sector is for smaller homes that are more attainable and have less maintenance. The Waterside PUDSP provides the flexibility to provide a housing product that meets this demand.

- To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

The Waterside PUDSP will provide higher density residential homes in close proximity to several employment and shopping centers, as well as churches and schools. This will not only ensure the new homes have good access to existing commercial and community facilities but the new homes will help to support existing and additional services for the benefit of the entire community.

2. THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;

The relevant County Plans for Waterside PUD are the Your El Paso County Master Plan, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The Waterside PUD is in general conformity with these plans as described above.

3. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The project proposes less density than was previously proposed for this property and, unlike the previous proposal, retains a substantial area of open space and provides trail connections to the lake and adjacent neighborhoods. The project also offers alternative housing design to reduce environmental footprint by improving efficiencies and preserving more open space.

PUD modifications and waivers to the LDC are requested for the use of private roads, private roadway design, urban local street widths, and roadway termination. These modifications and waivers are described above.

- 4. THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;**

The proposed townhome development is less dense than the previously approved plans for the property. The proposed single-family attached development is harmonious with the existing and proposed mix of uses surrounding the property, which comprises condominiums and proposed single-family attached to the east, townhomes and a community facility to the south. It also provides a transition from lower density single family detached to the east and north and more intense uses along Woodmoor Drive and adjacent to I-25.

- 5. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;**

This Waterside development is similar or lower in density than existing residential development to the east and alongside Woodmoor Drive. These higher density residential areas acts as a transition and buffer between the less dense residential neighborhoods to the north and east of Lake Woodmoor and the more intense commercial, employment and community uses along the Woodmoor Drive and I-25 corridor.

- 6. THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;**

Appropriate landscape setbacks and buffers are included in this PUD. There is a 10-foot landscape setback on the northern boundary, along Deer Creek Road. A 15-foot building and landscape setback is provided on all other property boundaries. The associated landscaping and buffering are compatible with the surrounding area.

The proposed single-family attached use and the bulk of the proposed units are both similar and compatible with the adjacent The Cove at Woodmoor Condominiums and Lake Woodmoor Townhomes.

7. AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;

There are no unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved.

8. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;

Open space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. These trails access Lake Woodmoor. The development includes 1.15 acres of land to be donated to WIA.

9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.

10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN;

The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts. There are no environmental features within the site.

11. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;

There are no mineral rights owners on this property.

12. ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND

PUD deviations are requested of the Engineering Criteria manual section 2.2.4.B.7, figure 2-17, and table 2-7 as well as section 2.3.8. The justification for these is set out above. The proposed PUD deviations allow for a more efficient layout retains natural features and open space thereby

achieving the identified benefits in Chapter 4.2.6.F.2.h by providing a more livable environment, more accessible open space and a more efficient pedestrian system within the development.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Yes.

Preliminary Plan

The PUD Development/Preliminary Plan for North Bay at Lake Woodmoor is also consistent with the Preliminary Plan approval criteria set forth in Chapter 7.2.1.D.2.e of the LDC as follows:

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

See above analysis.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing choice in a developing area. This proposed condominium development will provide new housing opportunities that will benefit the citizens of El Paso County.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

There is no approved sketch plan for this property. The subdivision design standards are met with the exception of the PUD modifications described above and as addressed by the submitted deviations for the project. Deviations are submitted to the ECM identified in the PUD modifications table, as well as modifications to the LDC allowing private roads that are not to County standards.

4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

A sufficient water supply is available as demonstrated in the Water Resources and Wastewater Treatment Report prepared by Kiowa Engineering Corporation and through the water supply commitment from Woodmoor Water & Sanitation District.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.

Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by Kiowa Engineering Corporation.

- 6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(c)];**

A Geotechnical Report prepared by CTL Thompson Inc. is included with the PUDSP submittal. This identifies expansive or very hard soils, shallow bedrock, erosion potential, flood potential, and regional issues of seismicity and naturally occurring radioactive materials. These geologic conditions do not preclude development of the site and can be mitigated with engineering design and construction methods commonly employed in the area.

- 7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28- 133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**

These matters are addressed in the Drainage Report prepared by Classic Consulting.

- 8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;**

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development.

- 9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;**

All lots will be accessible by new private streets. Deviations and modifications to the LDC and ECM are requested.

- 10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY:**

- a. INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;**

There are no substantial natural features on site. A substantial part of this project will remain as open space and serve as an amenity for residents. New trail connections are proposed that will continue the public access to the lake area.

- b. INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST-EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;**

5-foot sidewalks are included throughout the project and connect a perimeter trail network, which provide opportunities for pedestrian and bicycle transportation.

Landscaping is included to buffer the development from adjacent uses where appropriate.

C. INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

To the east is The Cove at Woodmoor condominium development (11 du/acre). To the north is the Woodmoor Oaks Subdivision (1 du/acre). To the west, across Woodmoor Drive is Lewis Palmer Middle School. To the South is the Lake Woodmoor Townhomes (8.8 du/acre). This site provides an adequate transition from the lower density residential and school to the higher density development east of the site. The PUD zoning also allows for flexibility in the dimensional and design standards needed to accommodate the proposed townhome product and enable the protection of the adjacent wetlands areas and other open space.

d. INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

A detailed analysis of the natural features, wildlife and wetlands is provided in the ECOS environmental report submitted with the PUDSP. There are no environmentally sensitive areas within the limits of disturbance for the project except for 0.1 acre of wetland impacts and a 404 Permit application is being prepared for this project. The Wildfire Risk Map denotes this site as "Lowest and Low Risk". There is expected to be loss of some pine-oak woodland; although, this will be preserved where possible. The loss of disturbed grass-land and non-native trees is not considered to be significant. Additionally, most of the riparian habitat along Lake Woodmoor will be preserved. There are not expected to be any permanent impacts on wetland habitat and waters besides 12 square feet where a flared end section and riprap scour apron will be installed for an outfall structure. The impacts to wildlife communities is associated with the impact to vegetation. The project is expected to have low to moderate impact on raptors and migratory birds. The Preble's Meadow Jumping Mouse (PMJM) is not expected to occur on the site. The site is blocked from the nearest known habit by development and there is no suitable riparian habitat on site. . No other federally listed species are projected to be significantly impacted by the project and associated disturbance.

e. INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

The Traffic Report prepared by LSC Transportation Consultants demonstrates that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact to traffic operations for the existing or proposed surrounding roadway network, nor cause change to previously approved roadway classifications or current roadway design plans.

11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary sewer service is to be provided by Woodmoor Water and Sanitation District and

Mountain View Electric Association Inc. and Black Hills Energy will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal.

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

The site lies within the Tri-Lakes Monument Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification and deviation requests.

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WATERSIDE AT LAKE WOODMOOR

SW ¼ OF THE SE ¼ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

GENERAL PROVISIONS:

- A. **Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. **Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.
- C. **Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Waterside at Lake Woodmoor is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. **Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of Waterside at Lake Woodmoor, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. **Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. **Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. **Maximum Level of Development.** The total number of dwellings is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

PURPOSE AND INTENT:

The necessity for this development to be zoned as a PUD instead of a straight zone lies in the challenges associated with natural features and ecologies on the site. The deviations outlined in the PUD Modification Table seek to create a more favorable development for both the residents and the natural areas present on the site. This development meaningfully contributes to the existing housing spectrum in the area and seeks to provide another housing option at a different price point and maintenance level from those in the vicinity. This development aligns with multiple Core Principles and subsequent Goals outlined in the El Paso County Master Plan. These items are discussed in depth in the Letter of Intent associated with this submittal.

DEVELOPMENT GUIDELINES:

- A. **Project Description:** Waterside at Lake Woodmoor is a planned residential community on 7.53 acres of land located north of Lake Woodmoor and south of Deer Creek Road. The project is planned as a townhome community.
- B. **Permitted Uses:** Permitted uses within the Waterside at Lake Woodmoor subdivision include townhomes, attached single-family homes, open space, and trails. The uses of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended in the future. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.
- C. **Temporary Uses:** Temporary uses are limited to model home/subdivision sales office, yard sales, and seasonal produce sales, and are subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended in the future.
- D. **Accessory Uses:** Accessory uses within this subdivision are limited to the following:
- Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping) as defined by the El Paso County LDC 5.2.7.C.
- Residential home occupation that does not require clients to visit the premises.
- E. **Accessory Structures.** Accessory structures must comply with the Development Standards in Item (G) of these guidelines, and shall be subject to the regulations relating to accessory structures in Chapter 5 of the El Paso County Land Development Code. Residential accessory structures in this subdivision are restricted to the following:

Storage shed
Gazebo
Deck (attached or detached, covered or uncovered)
Hot tub
Private greenhouse
Fence, wall and hedged
Antennas, radio facilities, and satellite dishes
Solar energy systems

- F. **Signs.** One entry sign is proposed to identify the Waterside at Lake Woodmoor community. The maximum size of the Community Entryway Sign shall be 100 square feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

- G. **Development Standards:**
1. Maximum building height: thirty (30) feet.
2. Setback minimums:
- a. Front: 11 feet minimum

- b. Side: 5 feet minimum
(Exception: 0' at property line of common wall for building and covered porch)
- c. Rear: 10 feet minimum

3. No projections into setbacks or to the tracts owned and maintained by the Waterside at Lake Woodmoor will be permitted.
4. Retaining walls greater than 7 feet are not permitted within lot setbacks.

- H. **Lot Sizes.** The PUD Development Plan and the Final Plat establish the lot sizes. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.

- I. **Streets.** Streets within Waterside at Lake Woodmoor subdivision provide general vehicular circulation throughout the development. All streets shall be privately owned and maintained by the Waterside at Lake Woodmoor Home Owner's Association. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks and parking spaces will be provided as illustrated on this plan.

- J. **Architectural Control Committee Review/Covenants.** Waterside at Lake Woodmoor is subject to the covenants and design criteria established by the Woodmoor Improvement Association and Architectural Control Committee.

LEGAL DESCRIPTION

ALL OF THE WATERSIDE CONDOMINIUMS SUBDIVISION, RECORDED IN PLAT BOOK 2, AT PAGE 47 RECORDS OF EL PASO COUNTY, COLORADO.

PUD MODIFICATIONS

The Waterside PUD includes the following modifications to the El Paso County Land Development Code (LDC) and Engineering Official Manual (ECM):

LDC/ECM Section	Category	Standard	Modification	Justification
1. LDC Chapter 8.4.4(E)(2)	Private Roads Require Water	Urban Local roads shall be constructed and maintained to ECM standards.	Private roads are proposed to serve only portions of this community.	Private roads provide more flexibility for the development to be sited on the property. The private roads will be owned and maintained by the HOA.
2. LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be constructed and maintained to ECM standards.	Road width and roadway terminations (see 3 in 4 below)	
3. ECM Section 2.2.4.B.7; Figure 2-3.3 and Standard Detail SD_2_2	Typical Urban Local and Suburban Local Roadway (Volume) Cross Section	• 50' public right of way with 30' asphalt mat (Urban Local Road Volume) • Urban Local roadway asphalt width standard MAT • 200' minimum length of centerline tangent between broken back corners.	29' private tract with 24' asphalt mat (Local and Suburban Local Road Volume) • Reduced largest length between broken back curves. • T-intersections associated with these very small turn-around areas. A standard cul-de-sac width is almost 100 feet. The proposed small private looped roadway with only 16 lots utilizing the roadway.	A smaller private road cross-section tract versus ROW, narrower asphalt width (Urban Local (low volume)) asphalt width, compact road design, and the use of a turnaround area to provide emergency responder's access. ECM standard does not take into account reduction in speed due to the T-intersections associated with these very small turn-around areas. A standard cul-de-sac width is almost 100 feet. The proposed small private looped roadway with only 16 lots utilizing the roadway.
4. ECM Section 2.3.8 A	Roadway Terminations	Urban Cul-de-Sac -Permanent turnaround terminations not permitted	Permanent turnaround proposed on Hillingdon Road, creating a 24' wide asphalt mat.	

GENERAL NOTES

- See Final Landscape Plan for proposed buffering and screening from surrounding properties.
- Facilities and common area landscape will be maintained by the Waterside Home Owners Association.
- This site is within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041 C0276G, effective December 7, 2018.
- Parking within the boundaries of the property and will only be for the use of the residents of Waterside and their guests.
- Proposed trails on the property will be available for use by the public.
- There will be no direct lot access from Deer Creek Road.
- No site grading will be allowed until all applicable wetland impact permits have been issued by the Army Corps of Engineers.
- Soil and Geology Conditions:
 - Geologic Hazard Note-Final Plat:
 - Geologic hazards identified on this parcel include expansive or very hard, shallow bedrock, erosion potential, flood potential, and regional issues of seismicity as well as naturally occurring radioactive materials. These conditions can be mitigated with engineering design and construction methods commonly employed in the area. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study Prepared by CTL Thompson, Inc. January 27, 2022. In file PUD SP-22-009 available at the El Paso County Planning and Community Development Department.

Land Owner Certification

IN WITNESS WHEREOF:
HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____
20____ A.D., A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER
STATE OF COLORADO
COUNTY OF _____
SIGNED BEFORE ME ON _____, 20____
BY _____ (NAME(S) OF INDIVIDUAL(S)
MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)
(TITLE OF OFFICE)
(COMMISSION EXPIRATION)

Board of County Commissioners Certificate
This PUD Development Plan and Preliminary Plat for Waterside was approved for filing by the El Paso County, Colorado Board of County Commissioners on _____ day of _____, 20____, and subject to any notes specified herein and any conditions included in the resolution of approval.

Chair, Board of County Commissioners
a. date
Director, Planning & Community Development Department
date

Clerk and Recorder Certification
I, _____, (date)
El Paso County
I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

Surveyors Certificate

I, _____, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat, map, and correctly represents the results of a survey made on _____ (date), by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws in the State of Colorado dealing with monuments, subdivision, or development. I have read and an applicable provisions of the El Paso County Land Development Code.

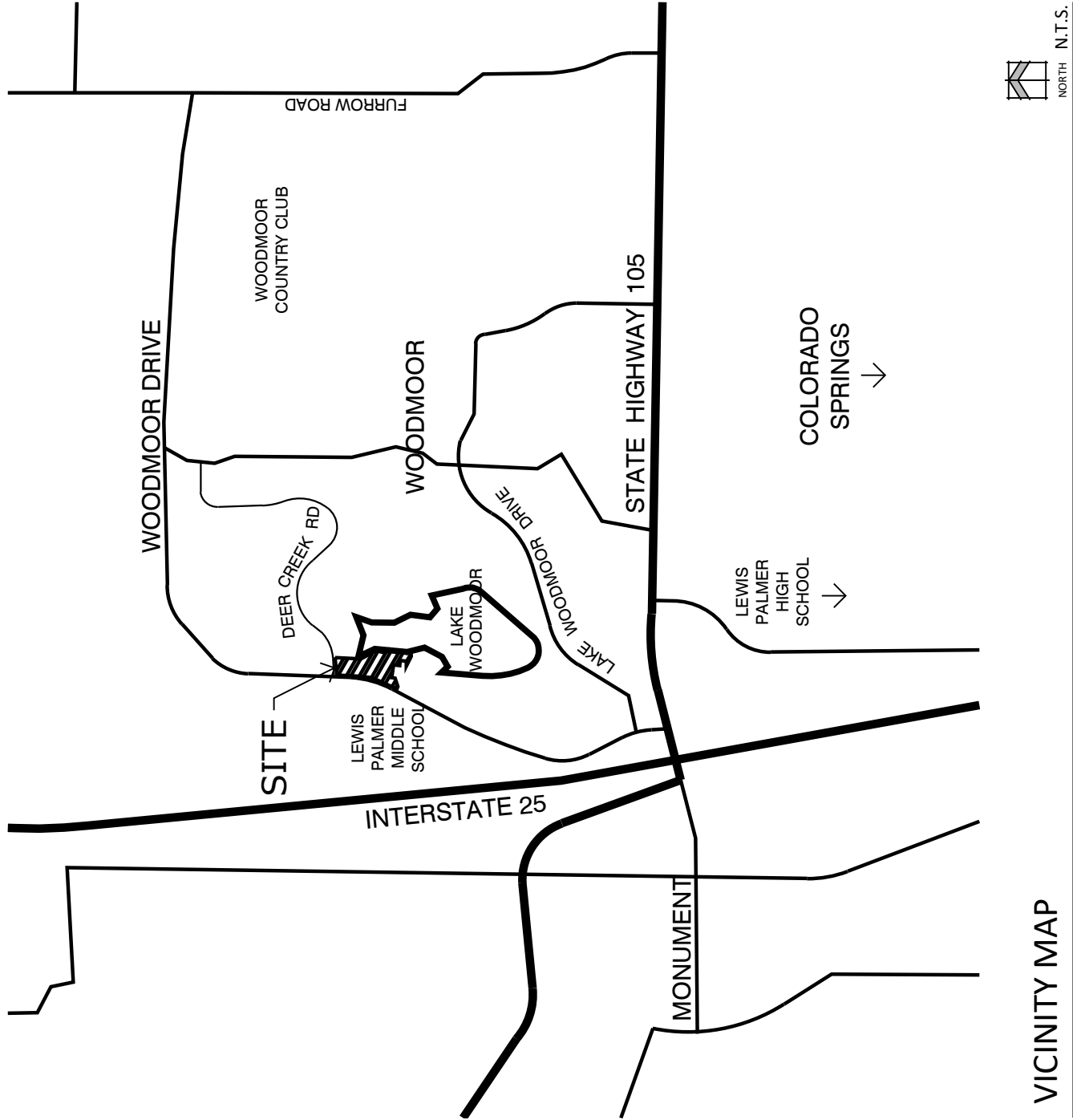
I attest to the above on this _____ day of _____, 20____.

Surveyor's Name, (Signature)
Colorado registered PLS# _____ Date _____



N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT



NORTH N.T.S.

SITE DATA

Tax ID Number: 7111404112 through Tax ID Number 7111404194 (83)
Area: 7.53 Acres, 327,959 S.F.

Current Zoning: R-4
Proposed Zoning: PUD
Current Land Use: Vacant
Proposed Land Use:

Single Family: 3.12 AC (42%)
Private Roads & Parking: 1.351 AC (18%)
Open Space: 1.904 AC (25%)
Woodmoor Improvement Association Land Dedication: 1.153 AC (15%)

Number of Units: 44
Density: Gross 5.84 DU/AC
Net 7.19 DU/AC
Building Height: 32' Max.

SITE PARKING CALCULATIONS

Required:		
44 Units (3-bedroom)	2.0 spaces per dwelling unit	88 spaces
Guests	1 space per 4 dwelling units	11 spaces
	Total Required	= 99 spaces
Provided:		
Garage parking	2 per unit	88 spaces
Tandem Driveway Parking		33 spaces
Off-street guest parking bays	24	24 spaces
(for sole use by Waterside residents and guests)		
	Total Provided	= 145 spaces

PROJECT TEAM

OWNER/APPLICANT:	Cody Humphrey, 719.867.2356 Lake Woodmoor Holdings LLC 9540 Federal Drive, Suite 200 Colorado Springs, CO 80921
PLANNING/ LANDSCAPE ARCHITECTURE:	NES Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
CIVIL ENGINEER:	Kyle Campbell, 719.795-0790 Classic Engineering 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

SHEET INDEX

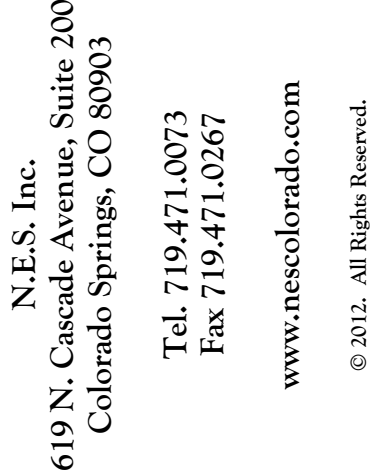
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Sheet 2 of 23:	Grading
Sheet 3 of 23:	Utilities
Sheet 4 of 23:	Landscape Schedule & Notes
Sheet 5 of 23:	Landscape Plan South
Sheet 6 of 23:	Landscape Plan North
Sheet 7 of 23:	Landscape Plan East
Sheet 8 of 23:	Landscape Plan West
Sheet 9 of 23:	Arch Elevations Duplex Plan 502 - Option A
Sheet 10 of 23:	Arch Elevations Duplex Plan 502 - Option B
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Sheet 21 of 23:	Arch Elevations Duplex Plan 058 - Option C
Sheet 22 of 23:	Arch Elevations Single Plan 029 - Option A
Sheet 23 of 23:	Resizing and Adjacent Owner's Map

COVER

1
OF
23

PUDSP-22-009

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH
PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN/PRELIMINARY PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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WOODMOOR DRIVE
MONUMENT, CO

WOODMOOR DRIVE
MONUMENT, CO

07/5/2022
A. BARLOW
SWENSON

DATE: _____
PROJECT MGR: _____
PREPARED BY: _____

DATE:	BY:	DESCRIPTION:
9/23/2022	JS	PER COUNTY COMMENTS
02/17/2023	JS	PER COUNTY COMMENTS
04/6/2023	JS	PER COUNTY COMMENTS
1/19/2024	JBS	REVISED PRODUCT TYPE
5/29/2024	JBS	PER COUNTY COMMENTS
7/22/2024	JBS	PER COUNTY COMMENTS

2

2 OF 23

PUDSP-22-009

WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH
PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN/PRELIMINARY PLAN



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

WATERSIDE
AT LAKE
WOODMOOR
PUD DEVELOPMENT PLAN/
PRELIMINARY PLAN
WOODMOOR DRIVE
MONUMENT, CO

PROJECT INFO
DATE: 07/15/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
9/23/2022	JS	PER COUNTY COMMENTS
03/17/2023	JS	PER COUNTY COMMENTS
04/6/2023	JS	PER COUNTY COMMENTS
1/19/2024	JBS	REVISED PRODUCT TYPE
5/29/2024	JBS	PER COUNTY COMMENTS
7/22/2024	JBS	PER COUNTY COMMENTS

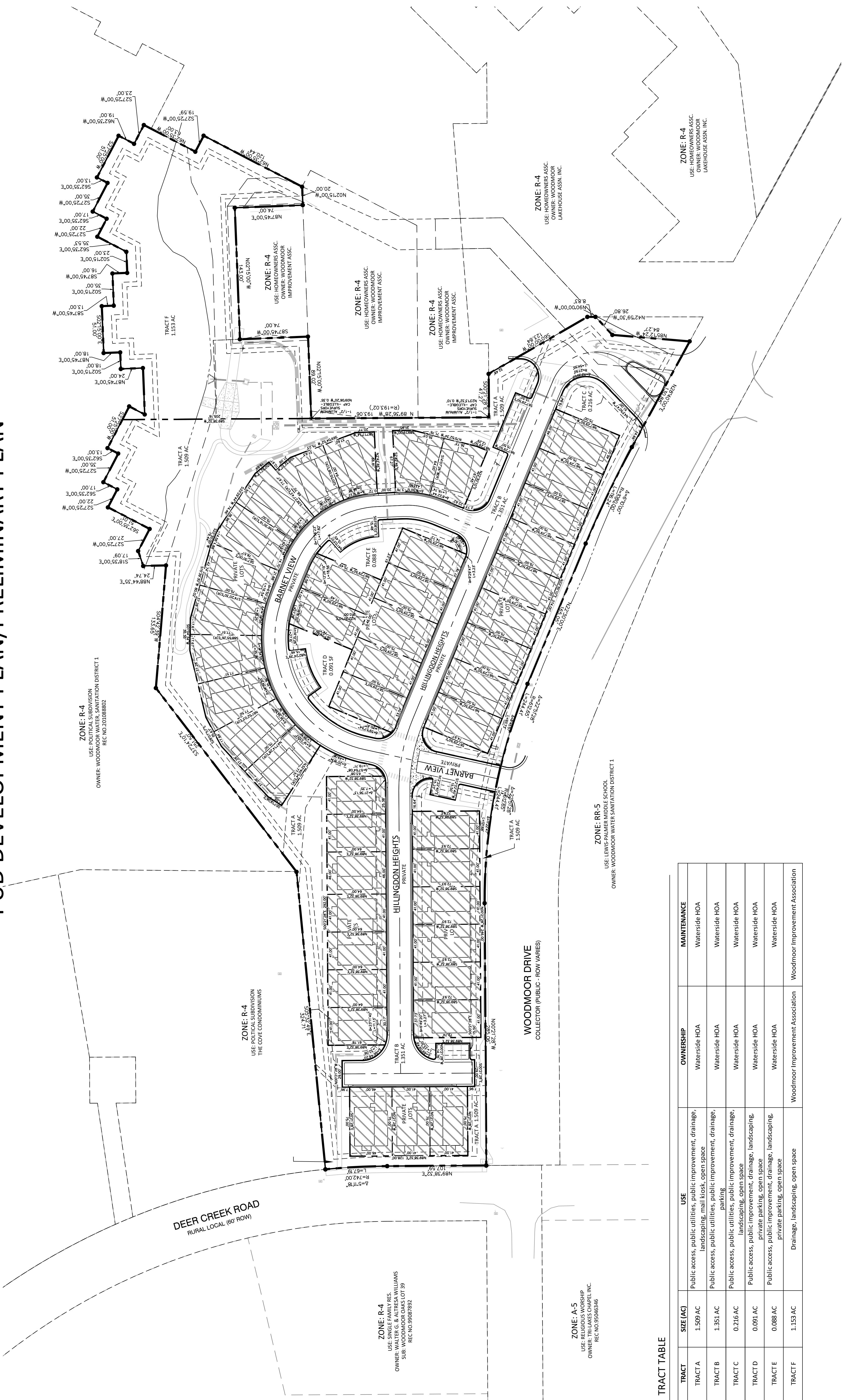
TRACT PLAN

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SHEET NUMBER

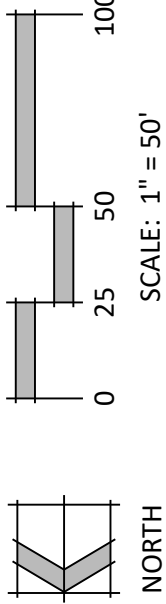
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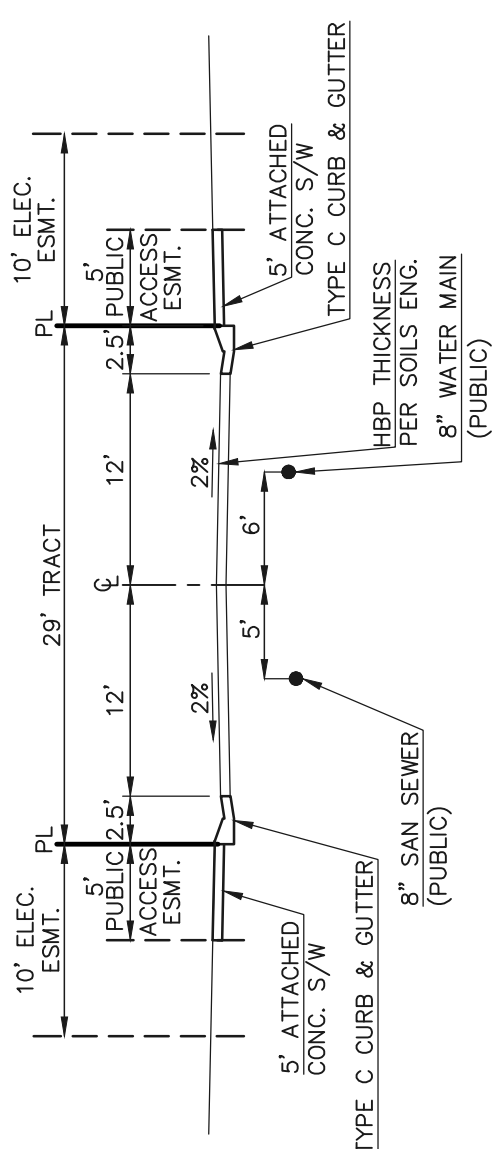
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TRACT TABLE

TRACT	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	1.509 AC	Public access, public utilities, public improvement, drainage, landscaping, mail (kiosk, open space)	Waterside HOA	Waterside HOA
TRACT B	1.351 AC	Public access, public utilities, public improvement, drainage, parking	Waterside HOA	Waterside HOA
TRACT C	0.216 AC	Public access, public utilities, public improvement, drainage, landscaping, open space	Waterside HOA	Waterside HOA
TRACT D	0.091 AC	Public access, public improvement, drainage, landscaping, private parking, open space	Waterside HOA	Waterside HOA
TRACT E	0.088 AC	Public access, public improvement, drainage, landscaping, private parking, open space	Waterside HOA	Waterside HOA
TRACT F	1.153 AC	Drainage, landscaping, open space	Woodmoor Improvement Association	Woodmoor Improvement Association

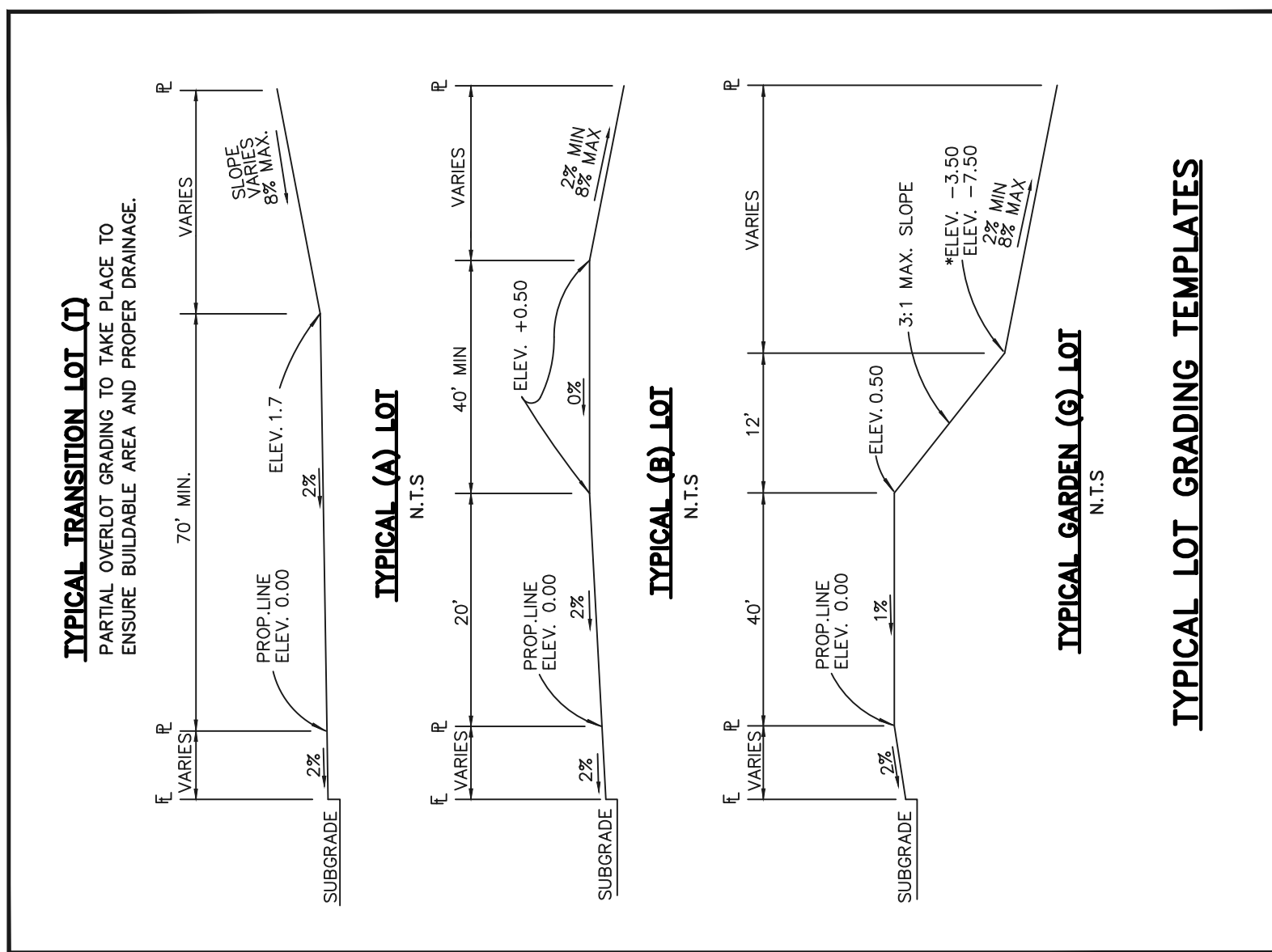




TYPICAL SECTION - PRIVATE ROADWAY TRACT

SCALE: 1" = 10'

- HILLGOND HEIGHTS – URBAN LOCAL ROADWAY (MIN. 200' CL RADIUS)
- BARNET VIEW BETWEEN WOODMOOR DRIVE AND HILLGOND HEIGHTS – URBAN LOCAL ROADWAY (MIN. 200' CL RADIUS)
- BARNET VIEW EAST OF HILLGOND HEIGHTS – URBAN LOCAL (LOW VOLUME) (MIN 100' CL RADIUS)



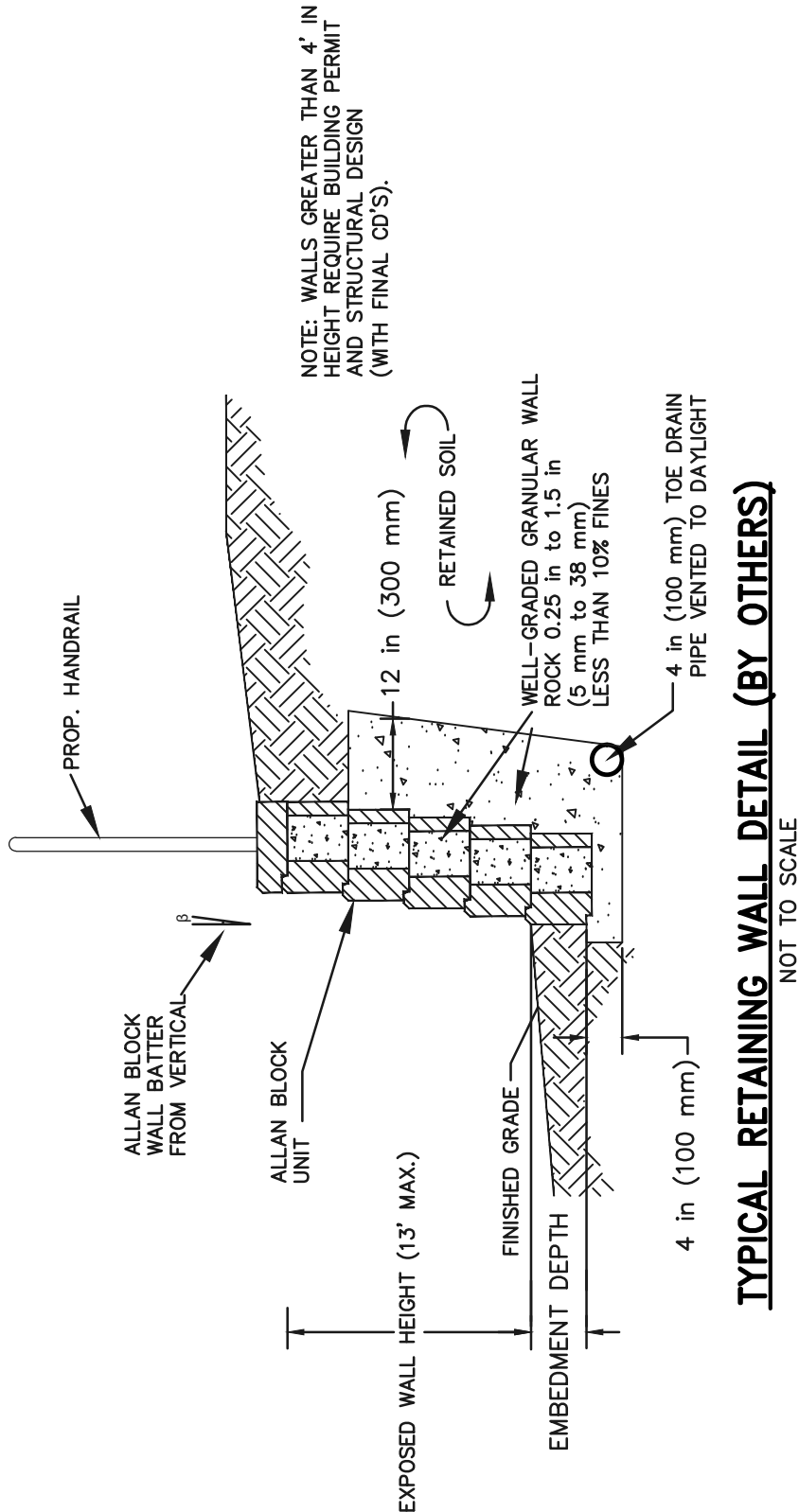
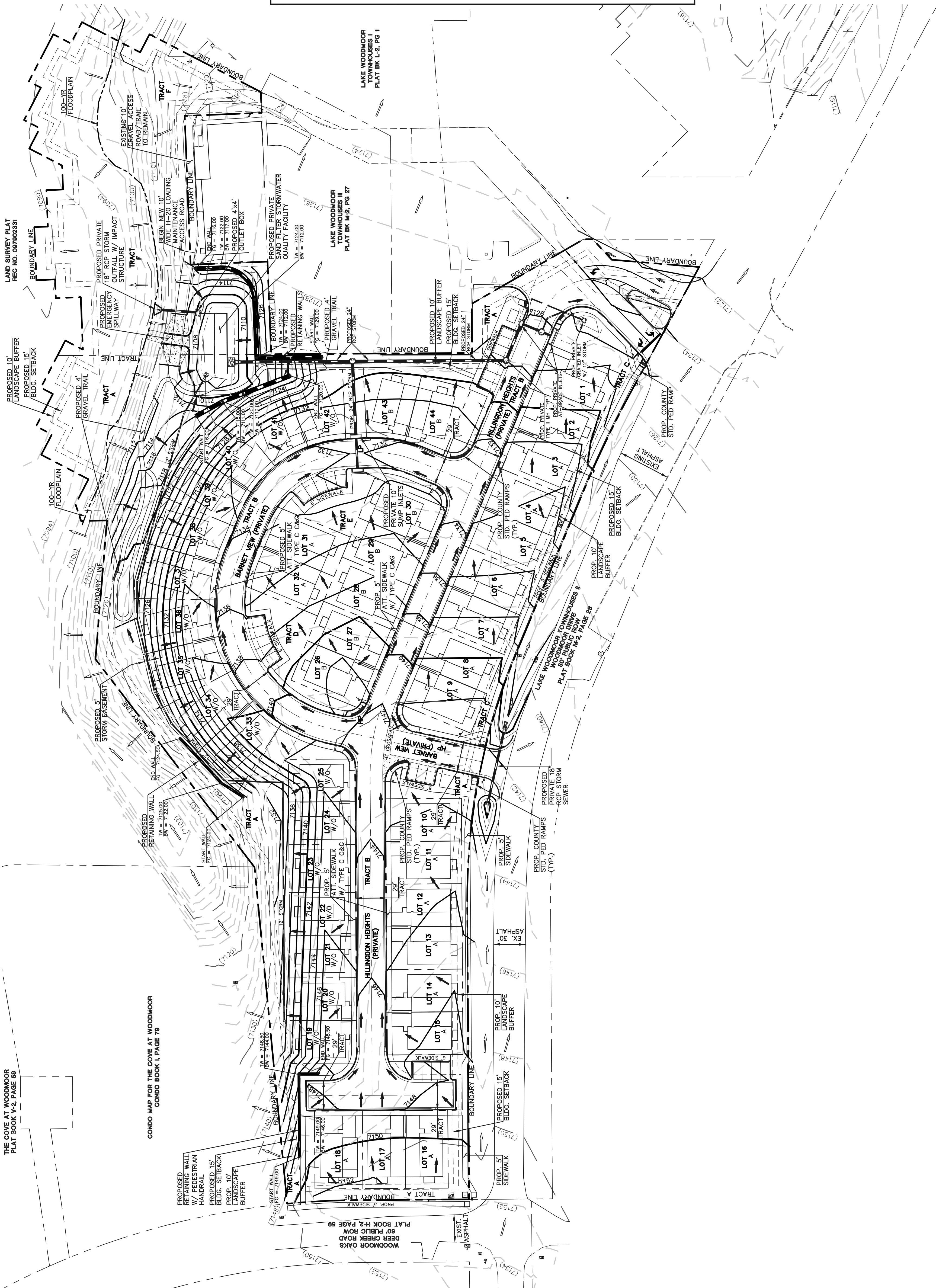
NOTE: OVERLOT GRADING WILL NOT EXCEED THE 25 ACRES ALLOWED BY CODE

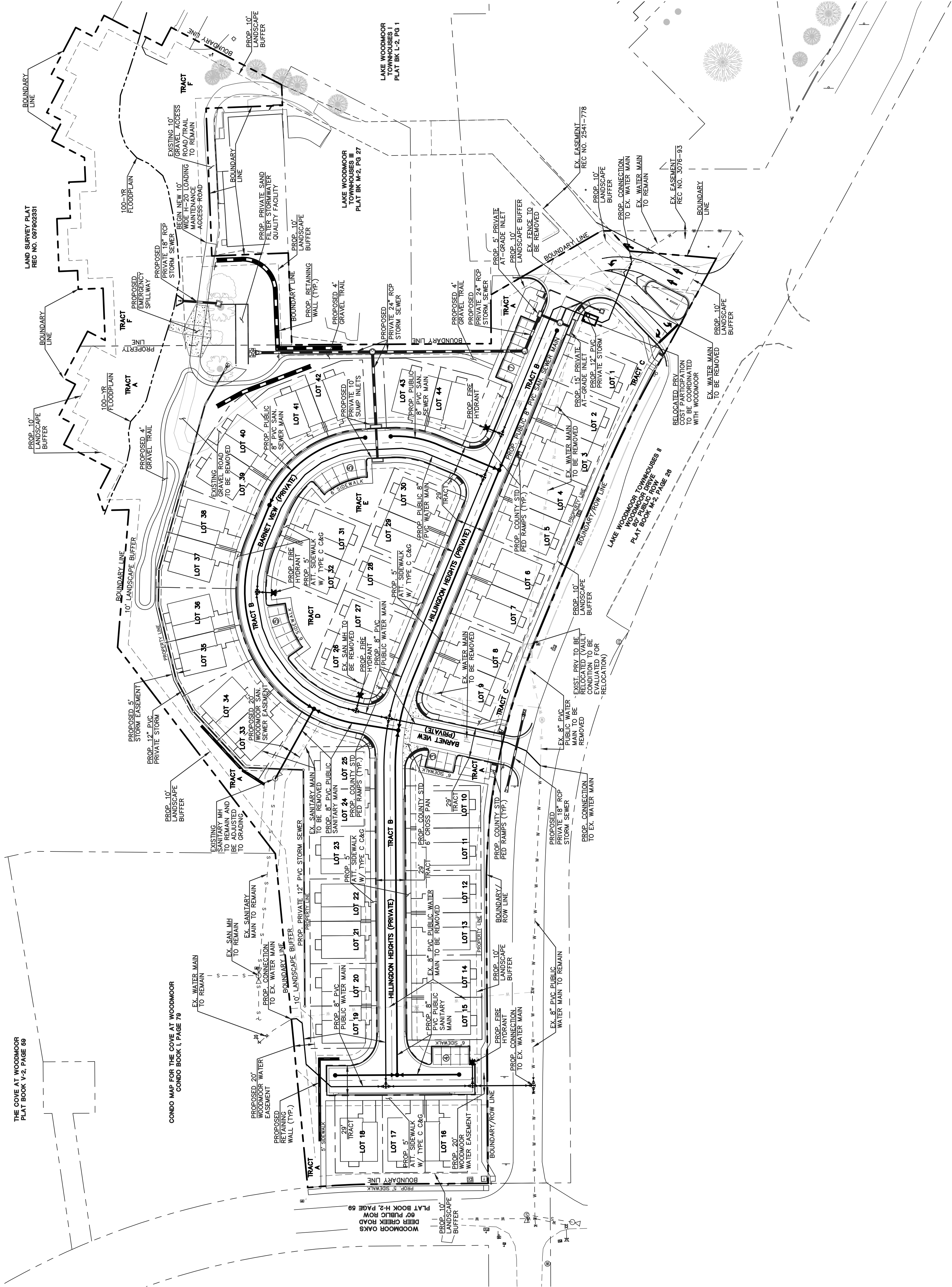


SCALE: 1" = 50'

LEGEND

-
- PROPOSED CONTOUR-10
PROPOSED CONTOUR-2
EXISTING CONTOUR-10
EXISTING CONTOUR-2
- DIRECTION OF FLOW
HIGH POINT
LOW POINT
- A LOT
B LOT
GARDEN LOT
TRANSITION LOT
- H.P.
L.P.
- (A)
(B)
(C)
(T)





NOTES:

1. THE UTILITY LINES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL DESIGN PROCESS.
2. ALL PROPOSED ROADWAYS SHOWN HEREON ARE PRIVATE.
3. ALL WATER AND SEWER LINES SHOWN HEREON ARE 8" DIAMETER UNLESS LABELED OTHERWISE.
4. FIRE HYDRANT LATERALS ARE 6" DIA.
5. ALL LOTS PLATTED WITH 51' SIDE YARD UTILITY EASEMENTS, 5' FRONT YARD UTILITY EASEMENT, UNLESS OTHERWISE NOTED.
6. ALL CORNER LOTS PLATTED WITH 25' SIGHT TRIANGLES UNLESS OTHERWISE SHOWN.
7. NO SEPARATE IRRIGATION TAPS FOR INDIVIDUAL LOTS
8. CURB AND GUTTER TRANSITIONS ARE TYPICAL AT INTERSECTIONS AND TRANSITIONS AT RESIDENTIAL STREETS AND DOWN GRADING CUL-DE-SACS.



SCALE: 1" = 50'

DESCRIPTION	SYMBOL
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED SANITARY SEWER	
BOUNDARY	
PROPOSED STORM PIPE	
EXISTING SANITARY	
EXISTING WATER W/EX. VALVE	

LAND SURVEY PLAT
REC NO. 087602531

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WATERSIDE AT LAKE WOODMOOR

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN/PRELIMINARY PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719-471-0073
Fax 719-471-0267
www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

WATERSIDE
AT LAKE
WOODMOOR
PUD DEVELOPMENT PLAN/
PRELIMINARY PLAN
WOODMOOR DRIVE
MONUMENT, CO

PROJECT INFO
DATE: 02/17/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

SEAL

ISSUE INFO

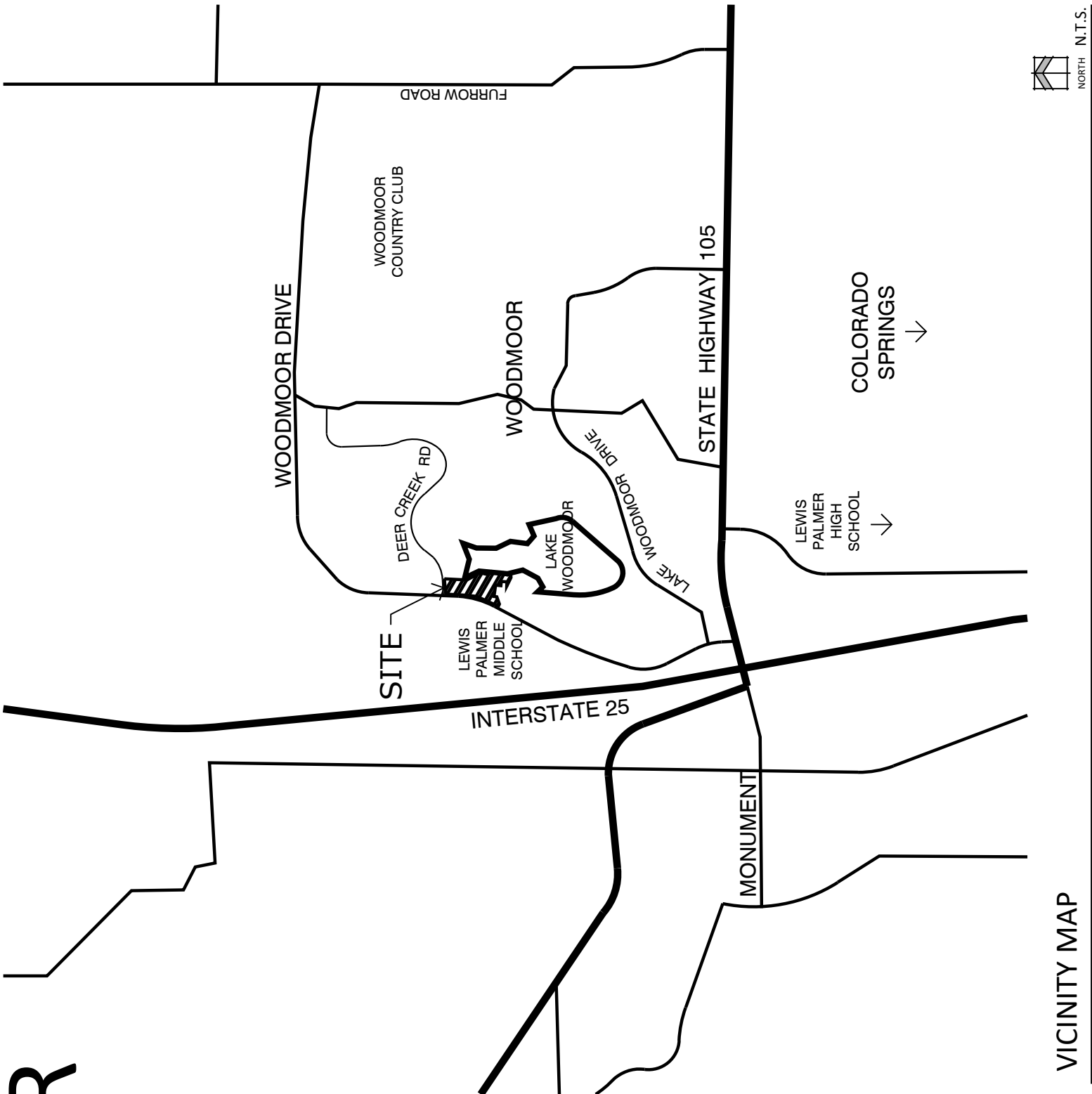
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02/17/2023 JS PER COUNTY COMMENTS

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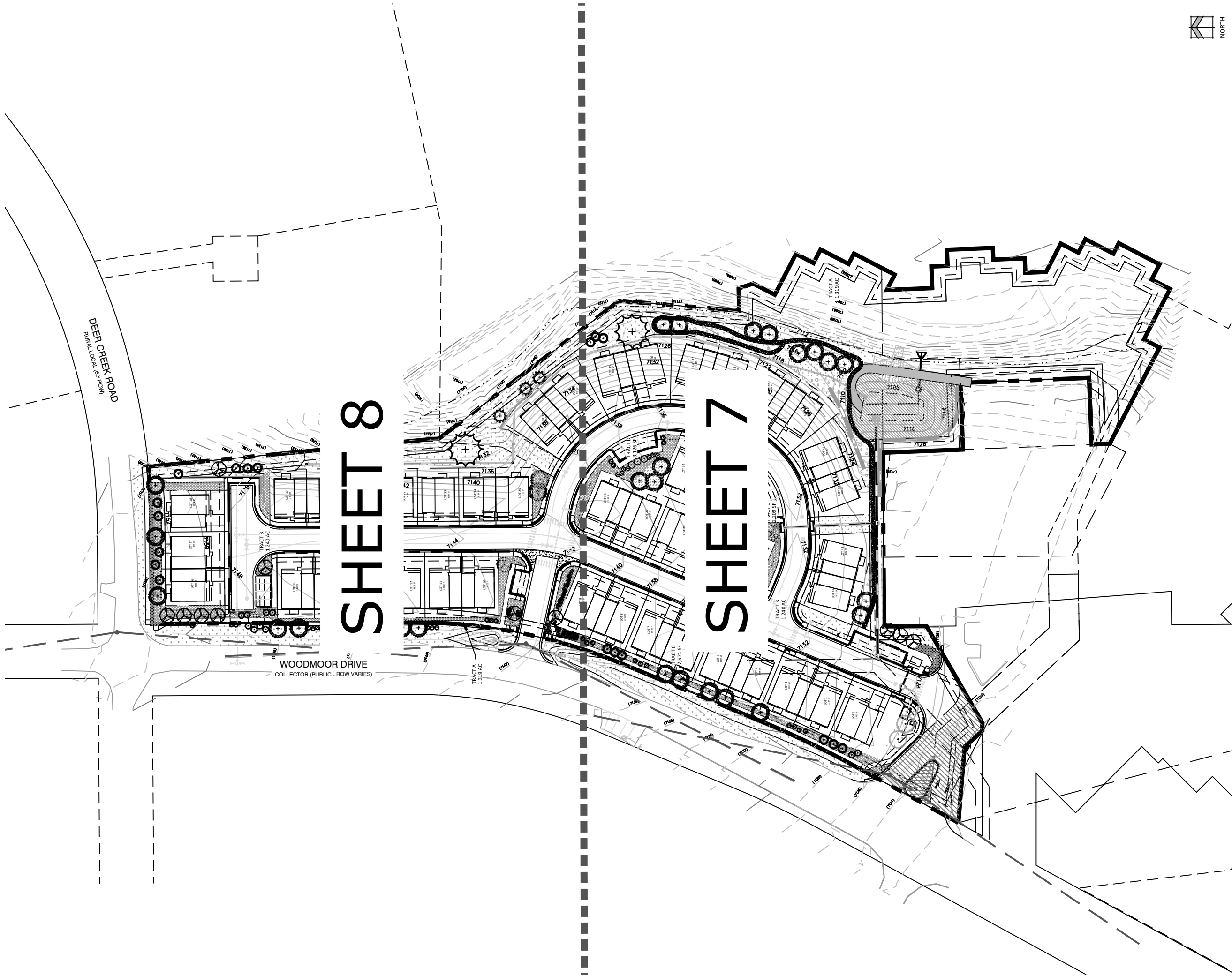
LANDSCAPE COVER
AND NOTES

6

6 OF 23



VICINITY MAP



LANDSCAPE SHEET KEY MAP

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
	Pe	18	Populus tremula 'Erecta' / European Columnar Aspen	35'	10'	1.5" Cal.	B&B
	Pt	33	Populus tremuloides / Quaking Aspen	40'	20'	1.5" Cal.	B&B
EVERGREEN TREES							
	Jb	10	Juniperus chinensis 'Blue Point' / Blue Point Juniper	12'	8'	6"	CONT
	PeJ	3	Pinus edulis / Pinon Pine	25'	20'	6"	B&B
	Pa	31	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	20'	5'	6"	B&B
	Ppo	2	Pinus ponderosa / Ponderosa Pine	80'	40'	6"	B&B
ORNAMENTAL TREES							
	Mo	13	Malus x 'Prairifire' / Prairifire Crab Apple	20'	20'	1.5" Cal.	B&B
SHRUBS							
	Dxc	20	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5'	5'	5 GAL	CONT
	Jg	36	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper	1'	3'	5 GAL	CONT
	Jem	3	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	15'	8'	6"	CONT
	Pg2	7	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	3'	3.5'	5 GAL	CONT
ANNUALS/PERENNIALS							
	Ec	44	Eriophyllum confertiflorum / Golden Yarrow	2'	2'	1 GAL	CONT
	Rcp	62	Ratibida columifera pulcherrima / Red Prairie Coneflower	2'	2'	1 GAL	CONT

GROUND COVER LEGEND

	EXISTING TREE	2
	NATIVE SEED MIX 30% Ephraim Crested Wheatgrass 25% Sheep Fescue 15% Chewings Fescue	51,133 sf
	ROCK MULCH PLANTING BED 3/4" Mountain Granite	15,290 sf
	COBBLE 2'-4" HORIZON	5,907 sf
	EL PASO COUNTY CONSERVATION Blue Granite - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Scribner Bluegrass - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Hydroseed @ 19.3 lbs/acre	6,867 sf
	HARDWOOD MULCH Western Red Cedar	1,604 sf

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS.
- INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2" INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTINGS WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECOM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See code section 6.2.2.B.1

Street Name	Street Classification	Width Required	Linear Footage	Tree/Foot Required	Trees Req./Foot	Setback Abbr. Denoted on Plan
Woodmoor Drive	Non-Arterial	15'	834'	1/15'	56/57	WD
Deer Creek Road	Non-Arterial	10'	175'	1/10'	8/6	DC

PROJECT TEAM

OWNER/APPLICANT:	Lake Woodmoor Holdings, LLC 1765 S. Cascade Avenue, Suite 200 Colorado Springs, CO 80903
PLANNING/ LANDSCAPE ARCHITECTURE:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
CIVIL ENGINEER:	Classic Engineering 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903



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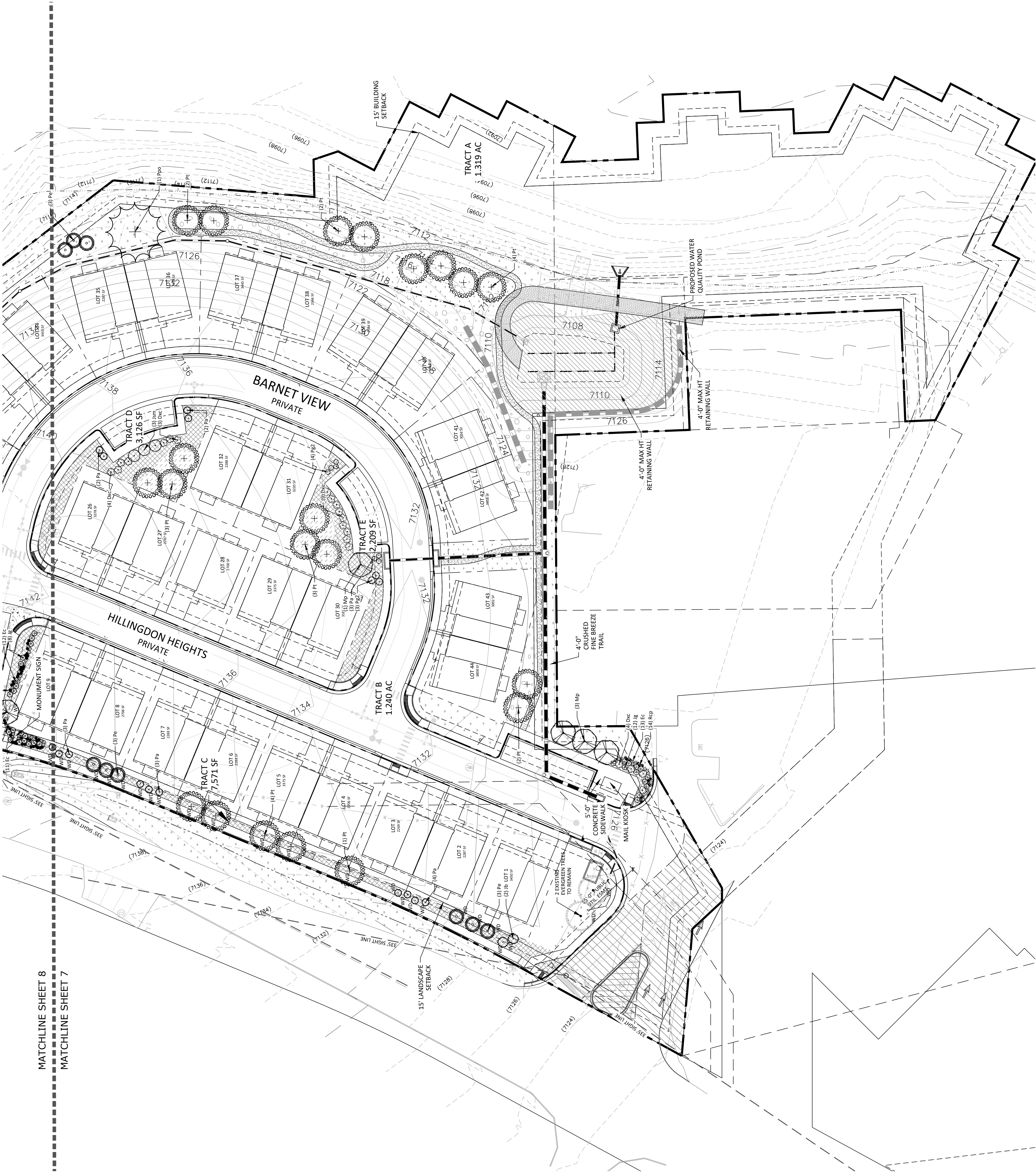
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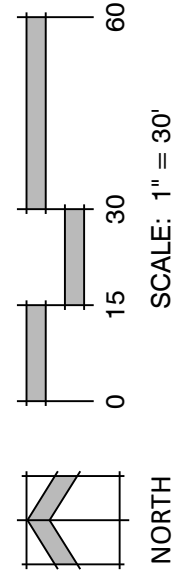
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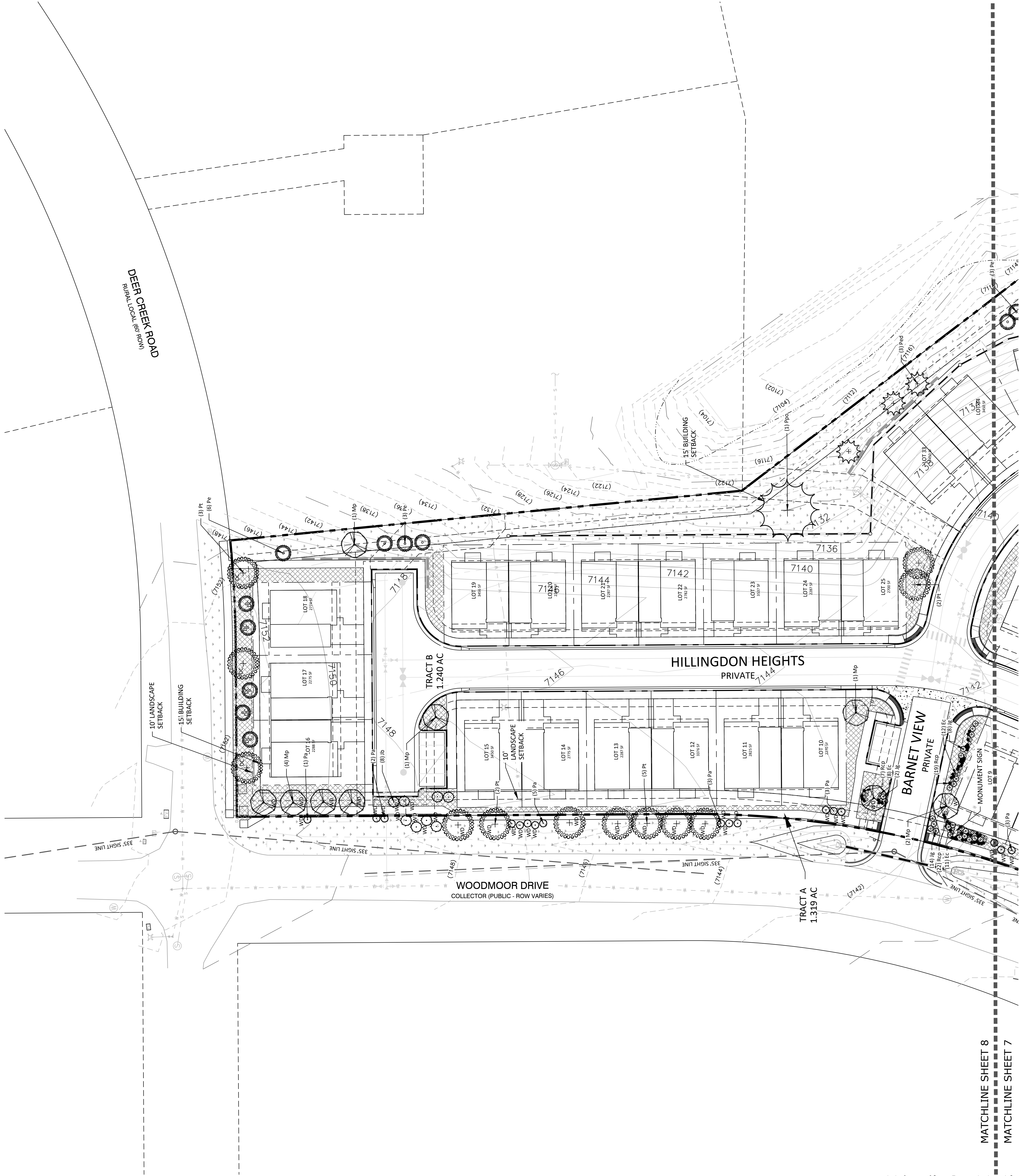
MATCHLINE SHEET 8
MATCHLINE SHEET 7




GROUND COVER LEGEND

	EXISTING TREE	2
	NATIVE SEED MIX 30% Epiphrase Crested Wheatgrass 25% Sheep Rescue 15% Cheewings Rescue	5,133 sf
	ROCK MULCH PLANTING BED 3/4" Mountain Granite	15,290 sf
	COBBLE 2 - 4" HORIZON	5,907 sf
	EL PASO COUNTY CONSERVATION Blue Grama - 25% Green Needlegrass - 10% Western Wheatgrass - 20% Switchgrass - 10% Prairie Sandreed - 10% Sagebrush - 10% Sagebrush will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 lbs/acre	6,667 sf
	HARDWOOD MULCH Western Red Cedar	1,604 sf







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8 OF 16

GROUND COVER LEGEND




EXISTING TREE

2




NATIVE SEED MIX
Arkansas Valley Low Grow Mix
Drill Seeded at 25 LBS/AC
20% Ephraim Crested Wheatgrass
20% Perennial Rye
20% Chewings Fescue

5,133 sf




ROCK MULCH PLANTING BED
3/4" Mountain Granite

15,290 sf



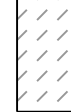
COBBLE
2"-4" HORIZON

5,907 sf




EL PASO COUNTY
CONSERVATION
Big Bluestem - 20%
Blue Grama - 10%
Green Needlegrass - 15%
Sideoats Grama - 10%
Switchgrass - 10%
Yellow Indiangrass - 10%
Seeding will be in compliance with SCH
Ch. 5
Hydraseed @ 19.3 p/s/acre

6,867 sf

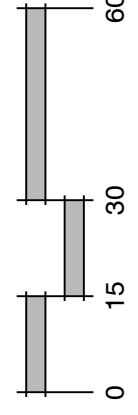


HARDWOOD MULCH
Western Red Cedar

1,604 sf



NORTH



0 15 30 60
SCALE: 1" = 30'

WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH
PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

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1/19/2023	JB5	REVISED PRODUCT TYPE

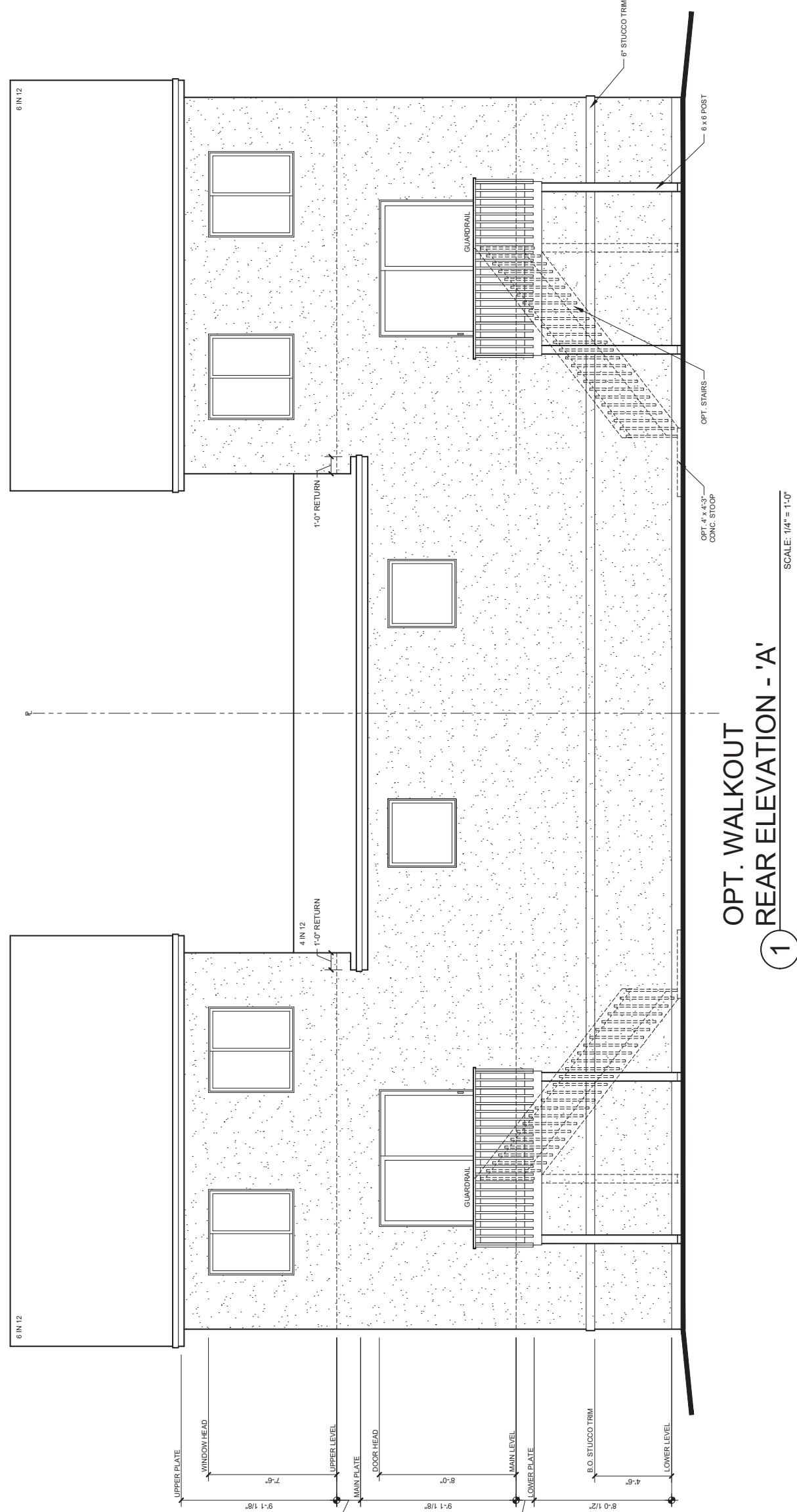
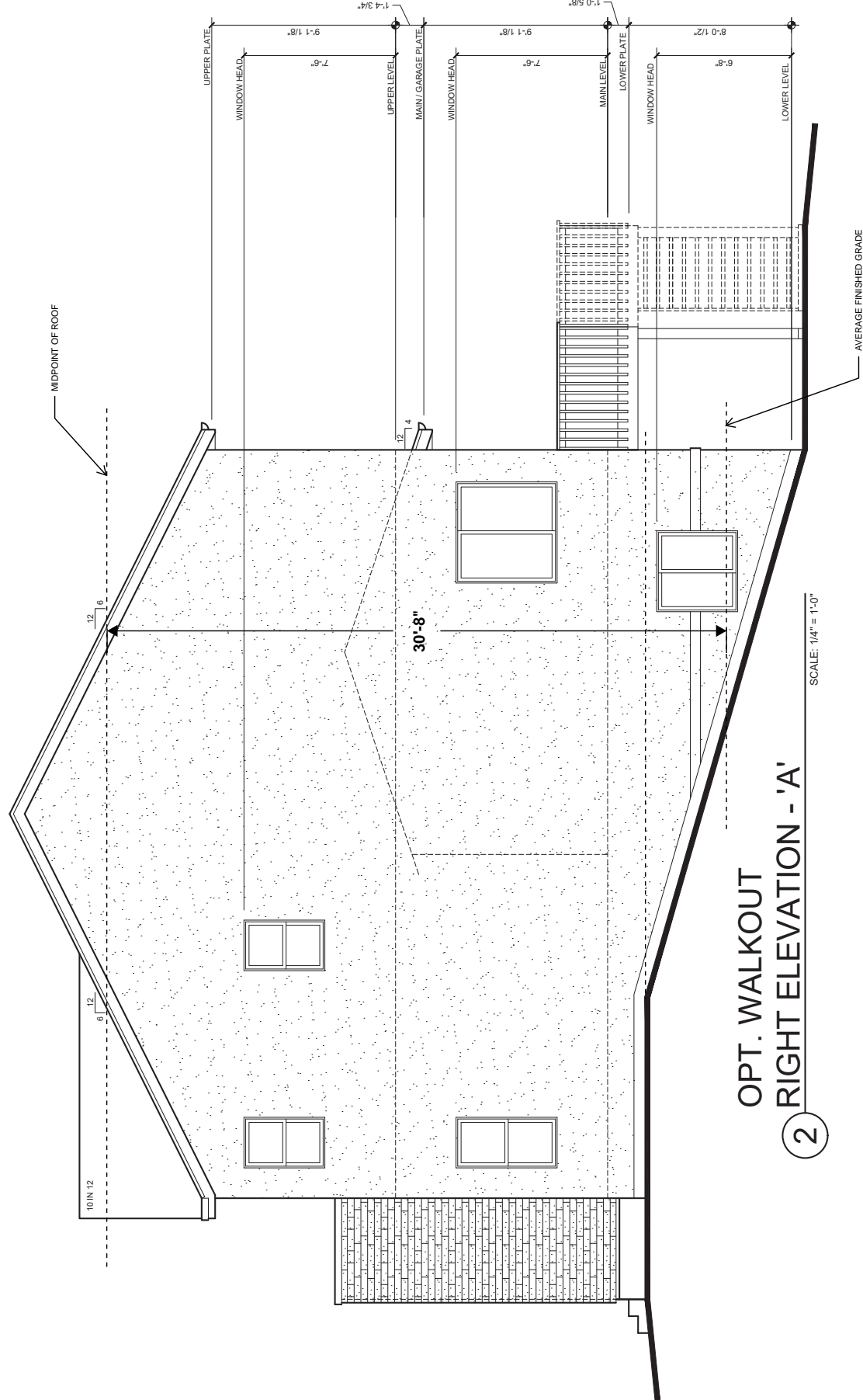
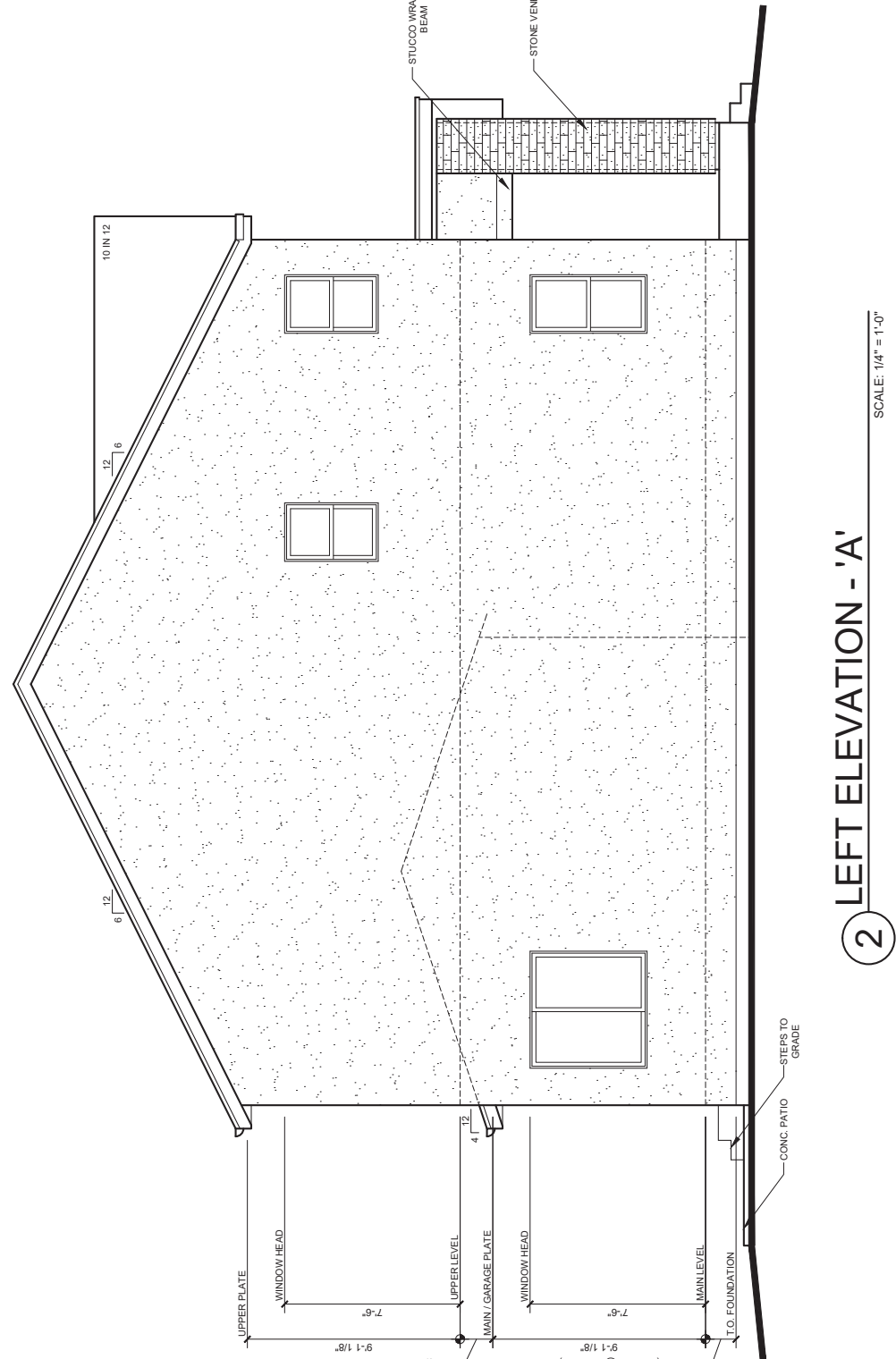
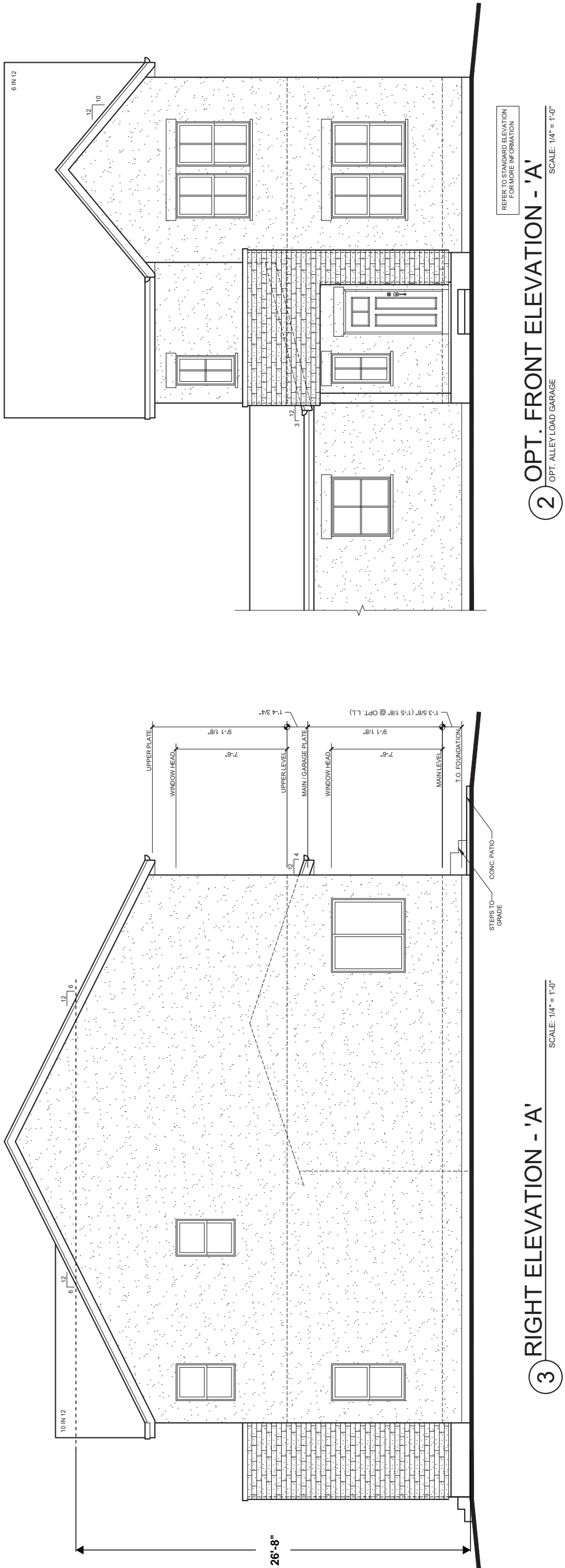
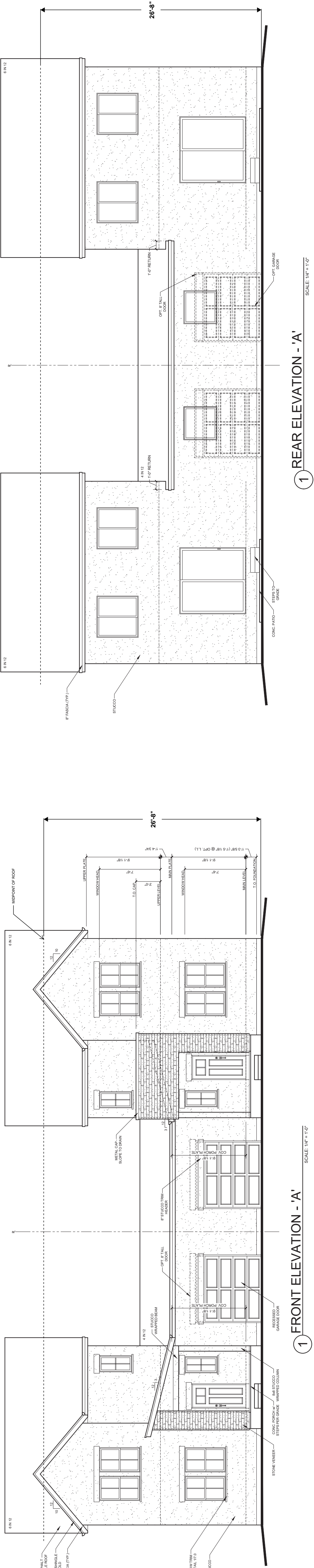
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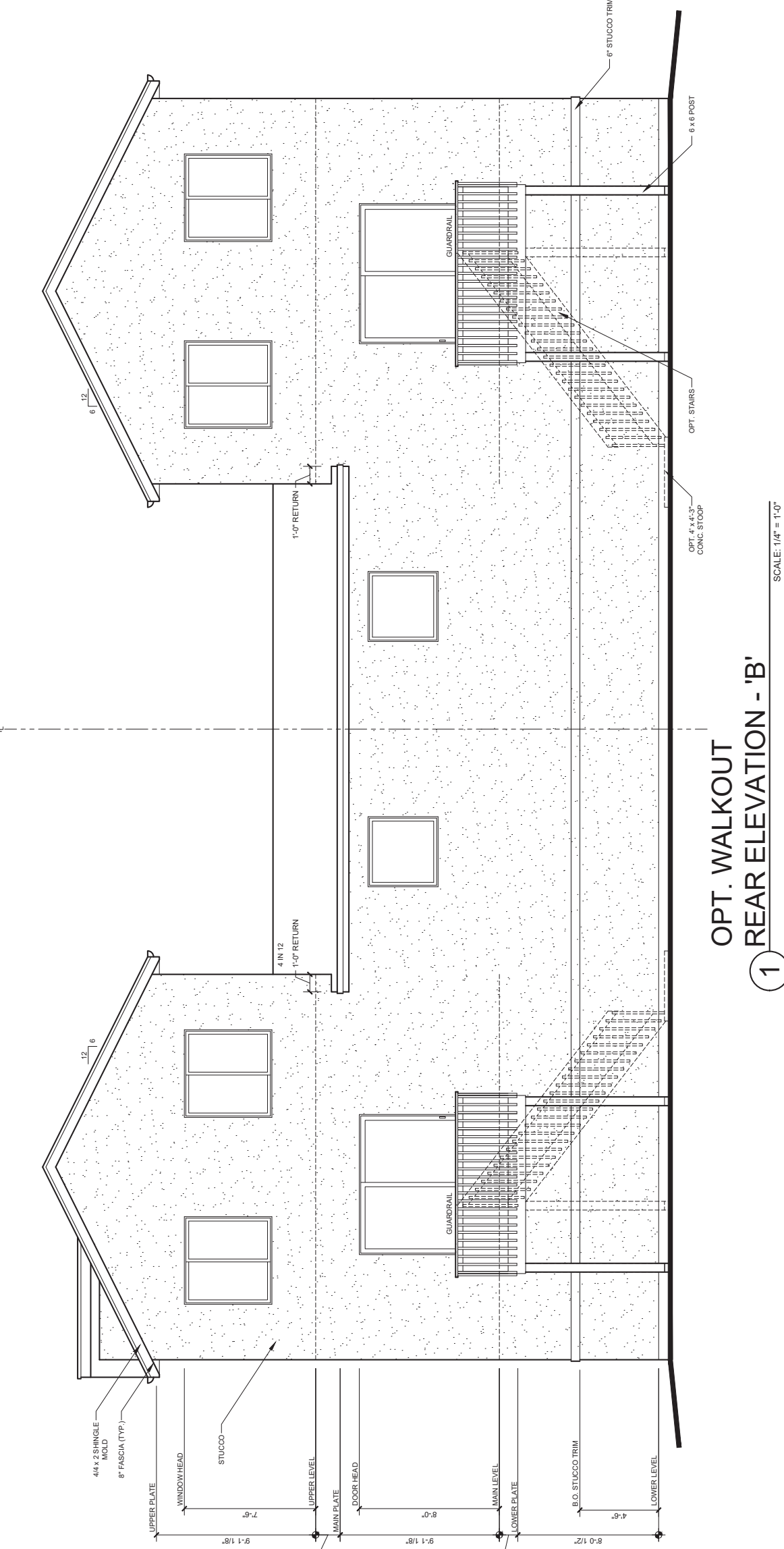
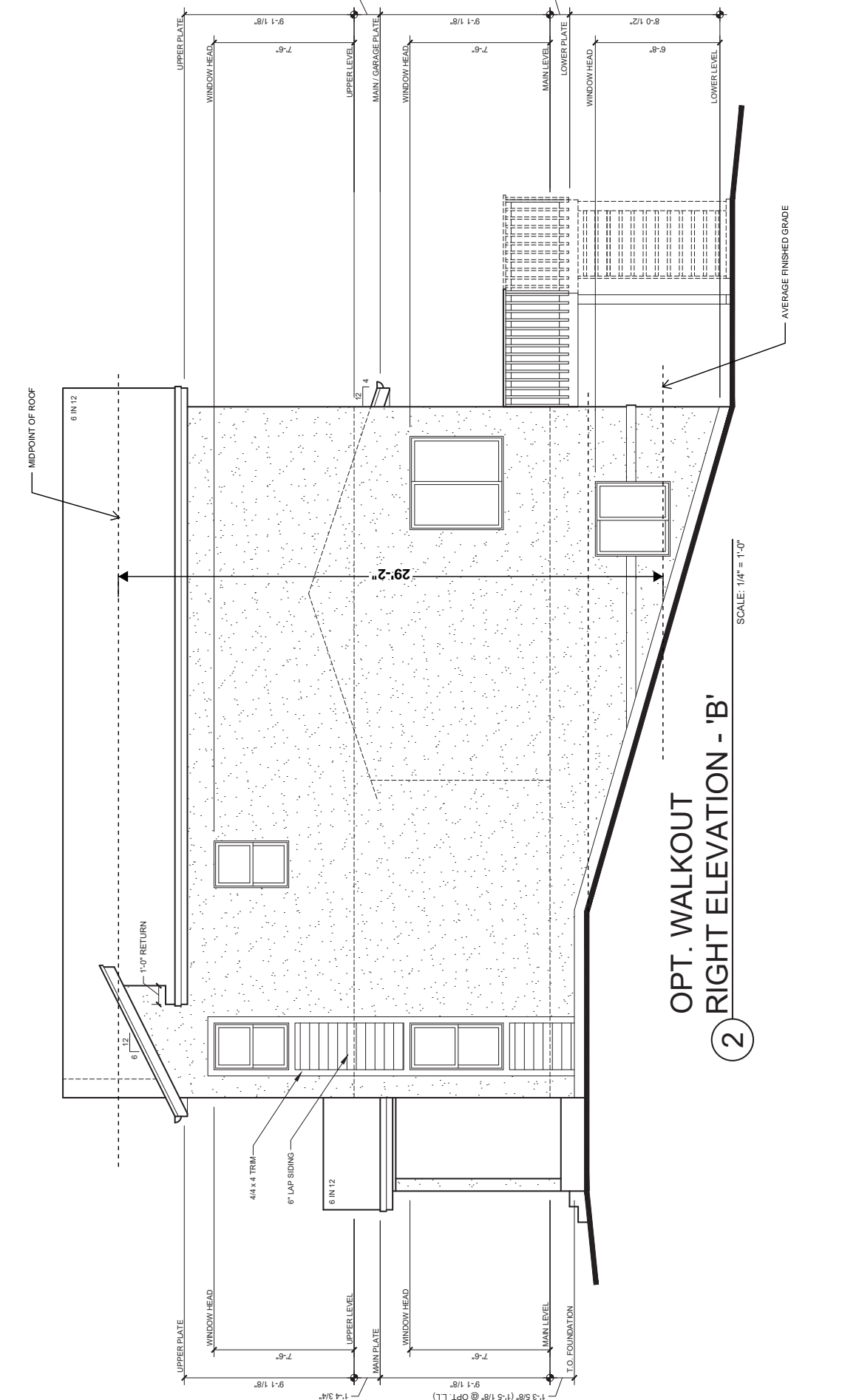
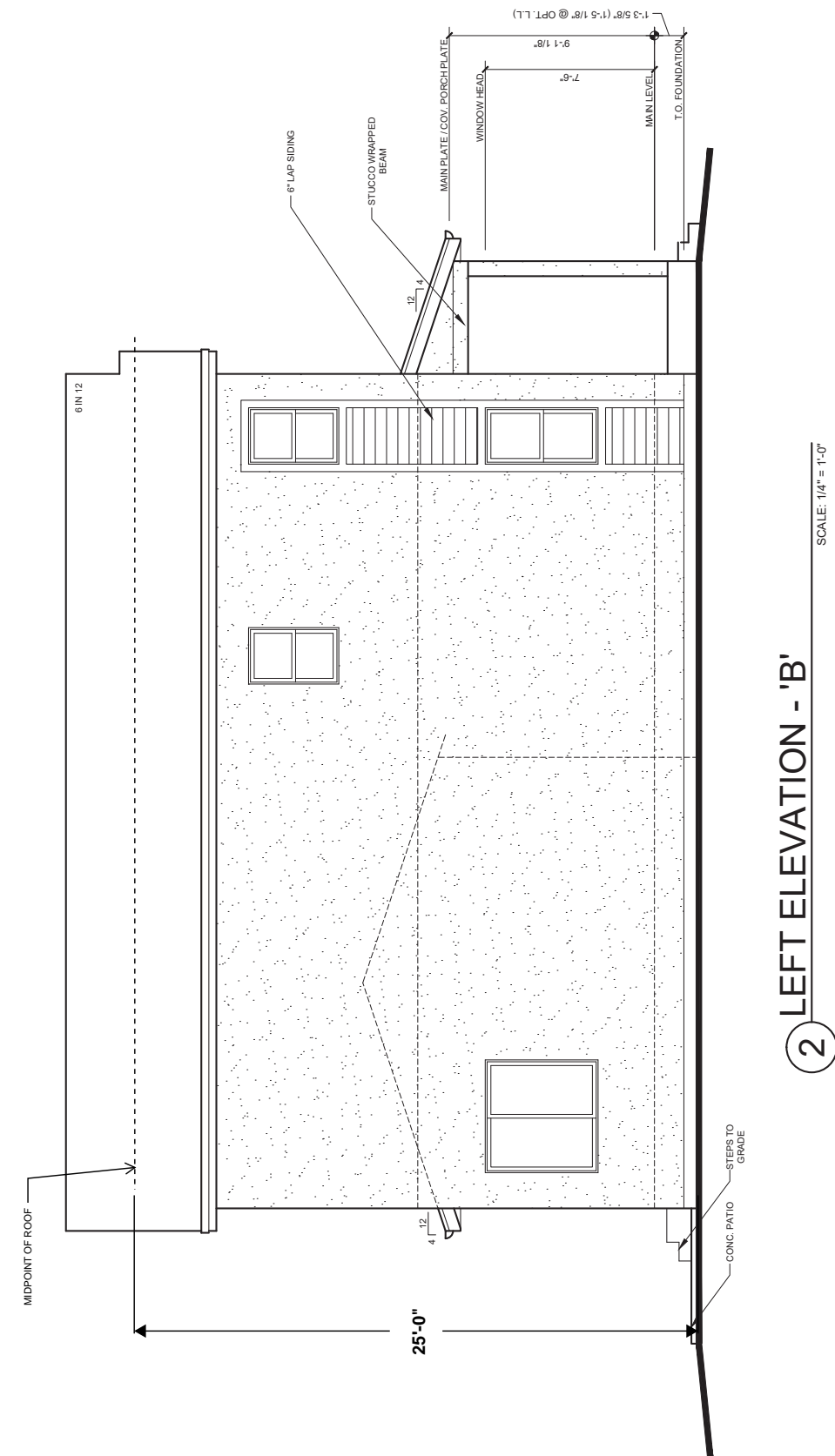
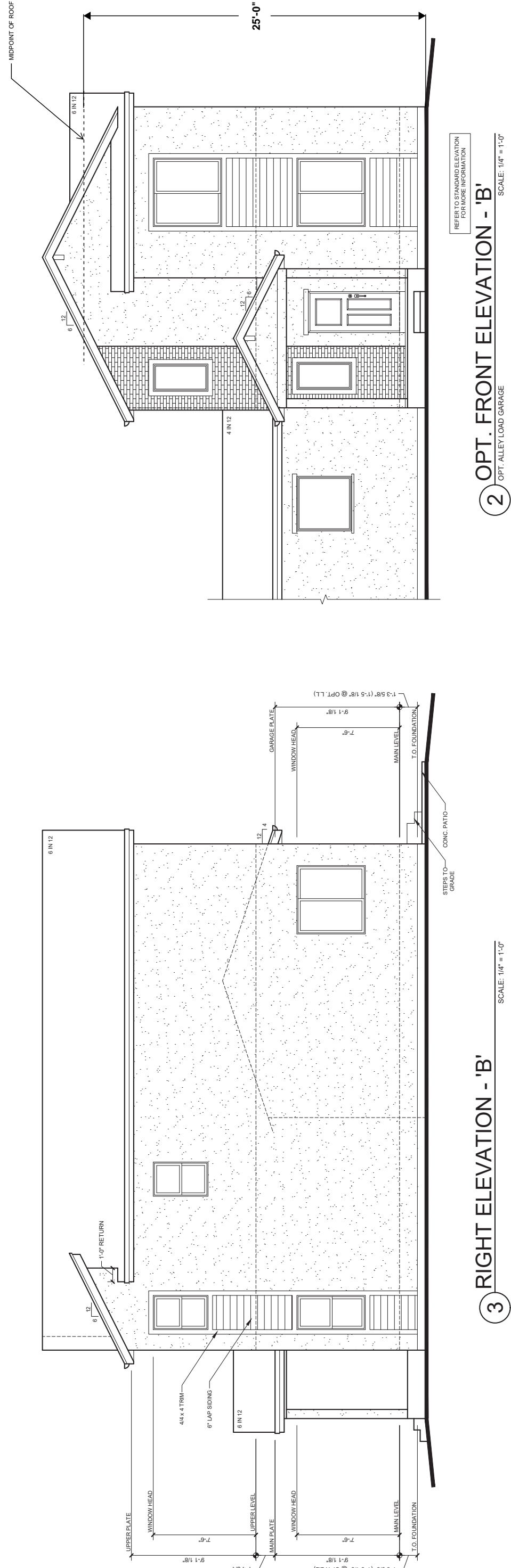
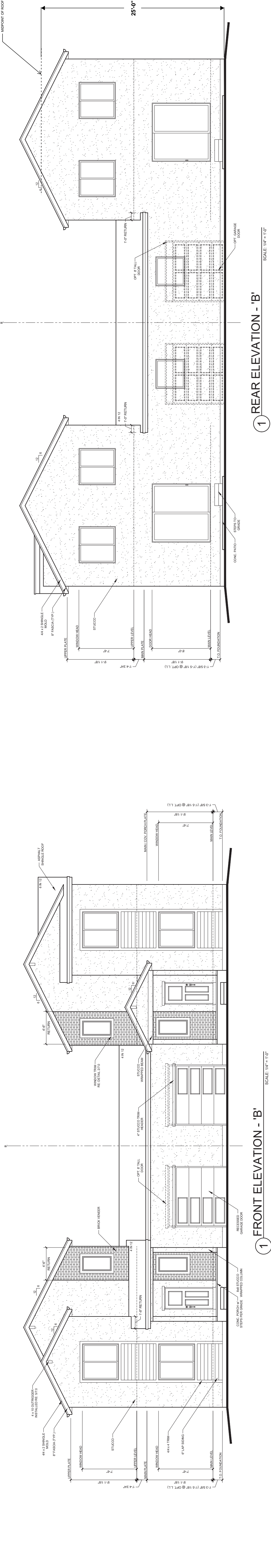
WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 SOUTH, RANGE 67 WEST, 6TH
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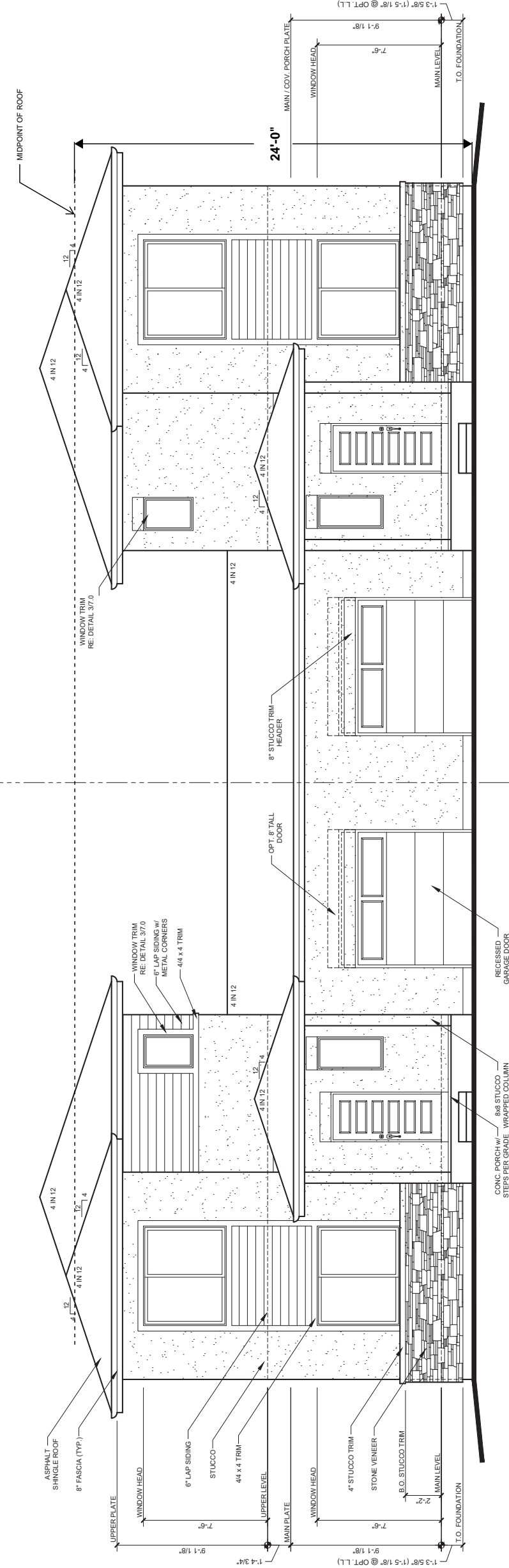
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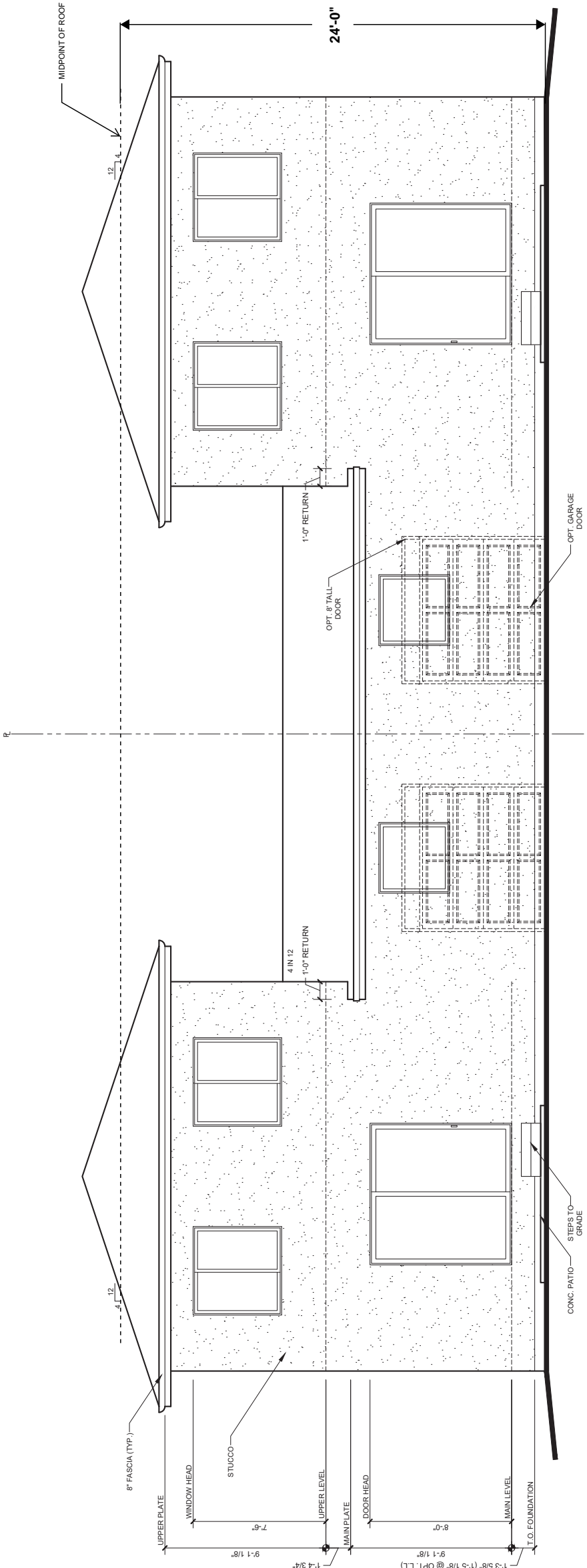


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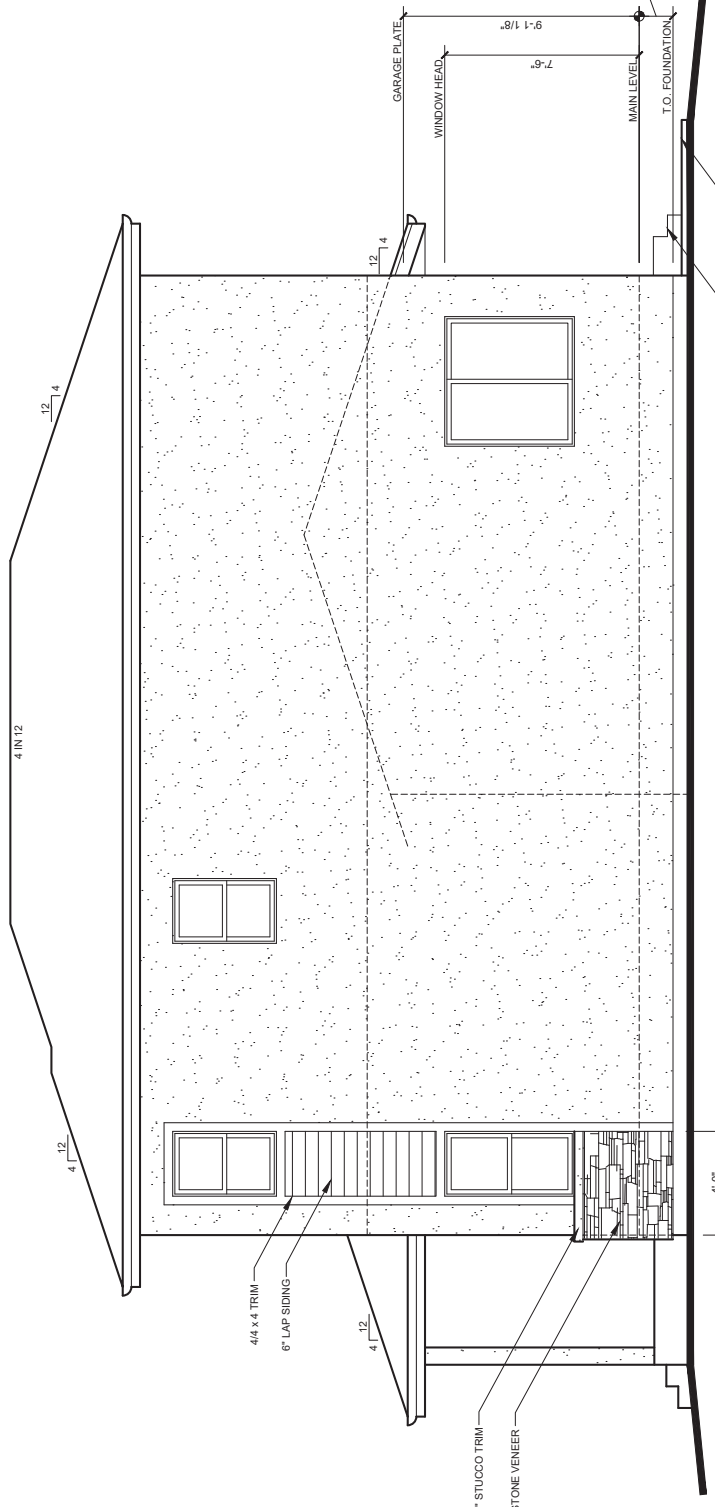
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SCALE: 1/4" = 1'-0"



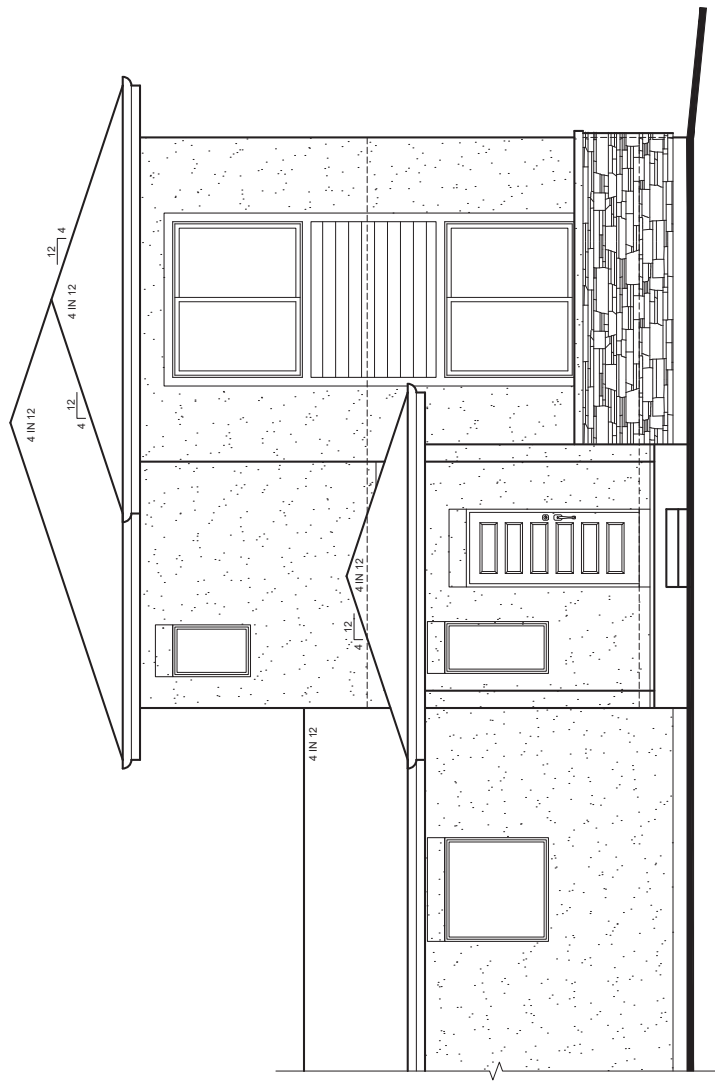
1 REAR ELEVATION - 'C'

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



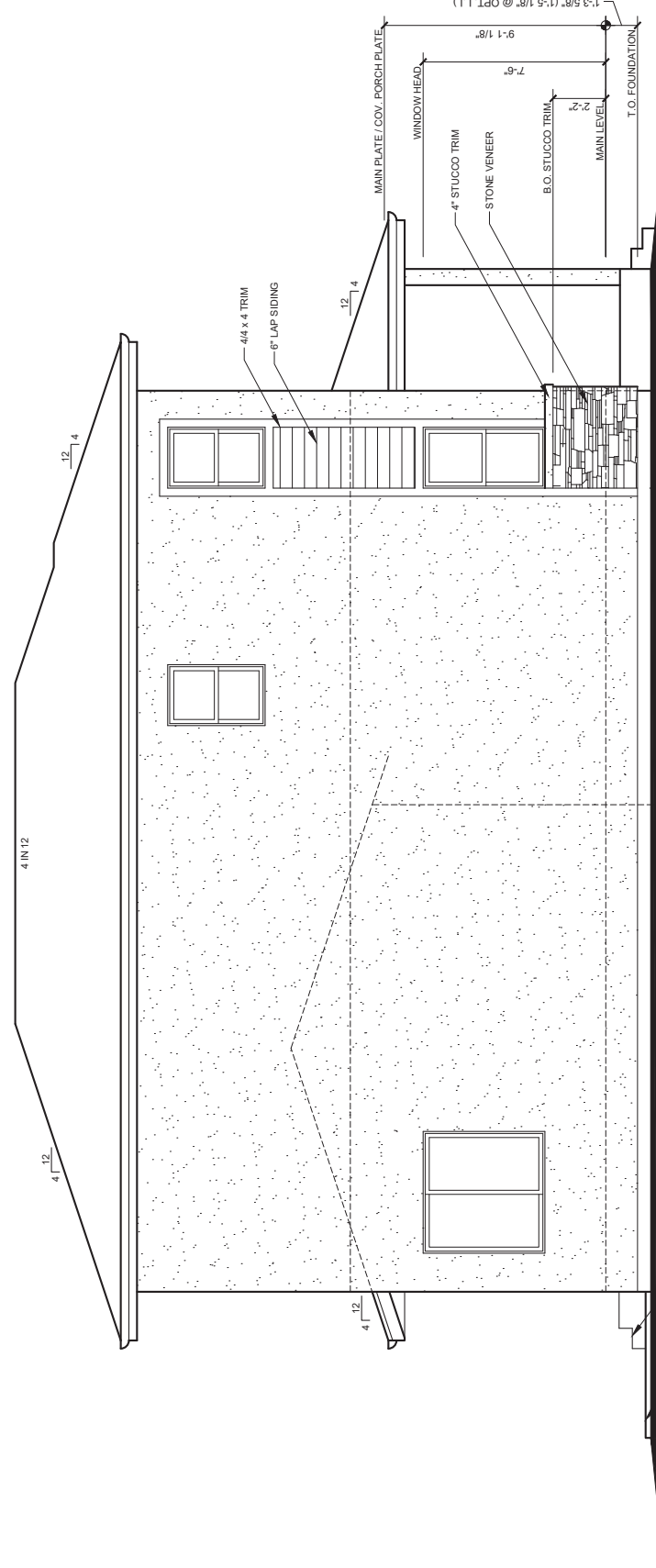
3 RIGHT ELEVATION - 'C'

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



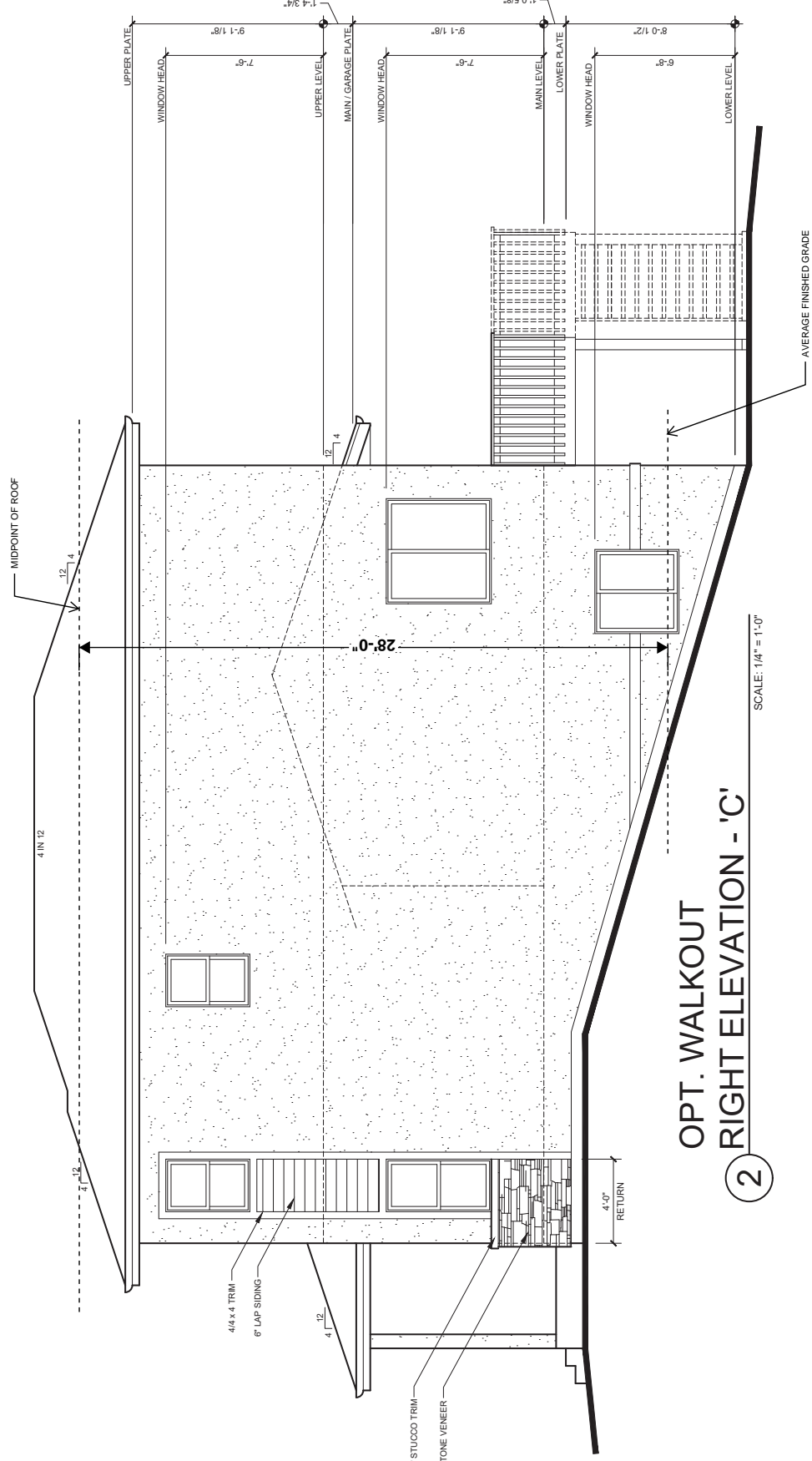
2 OPT. FRONT ELEVATION - 'C'

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



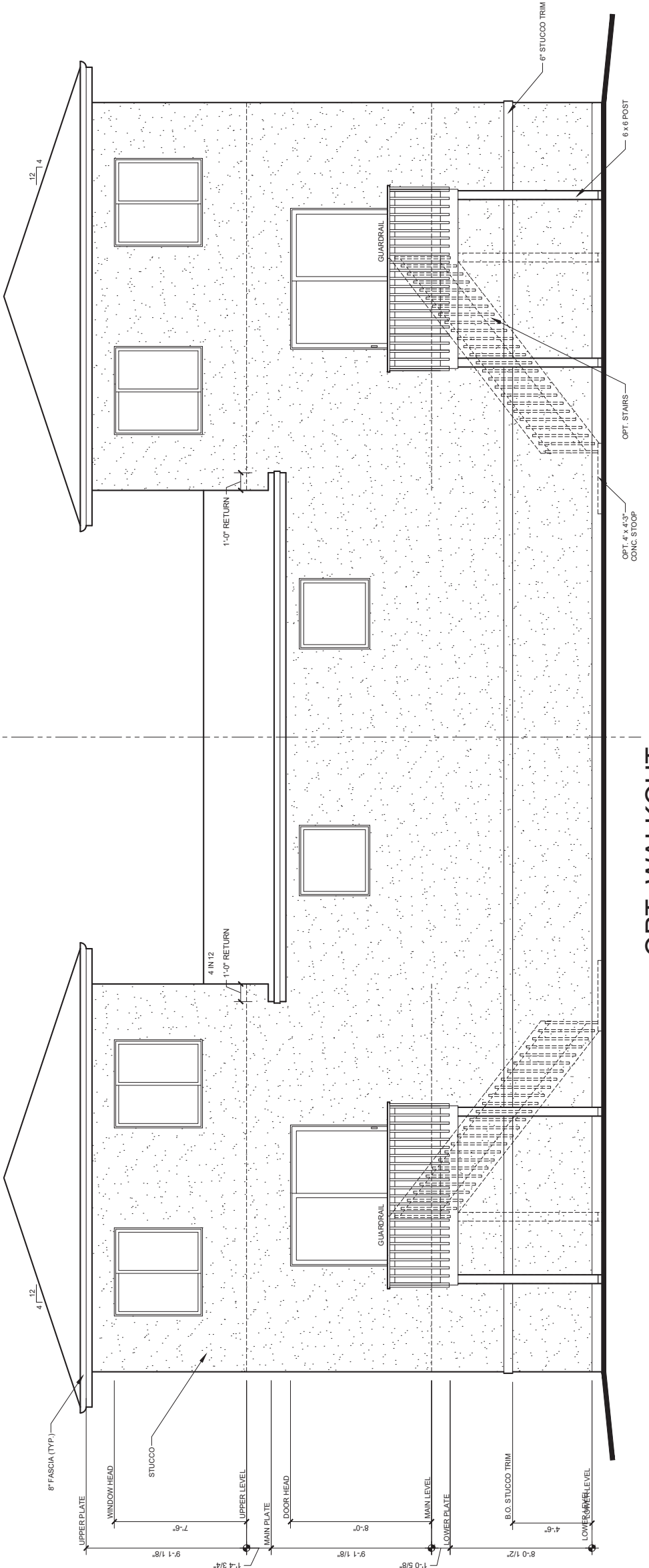
2 LEFT ELEVATION - 'C'

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



2 OPT. WALKOUT
RIGHT ELEVATION - 'C'

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



1 OPT. WALKOUT
REAR ELEVATION - 'C'

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

ARCHITECTURAL
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PUDSP-22-009

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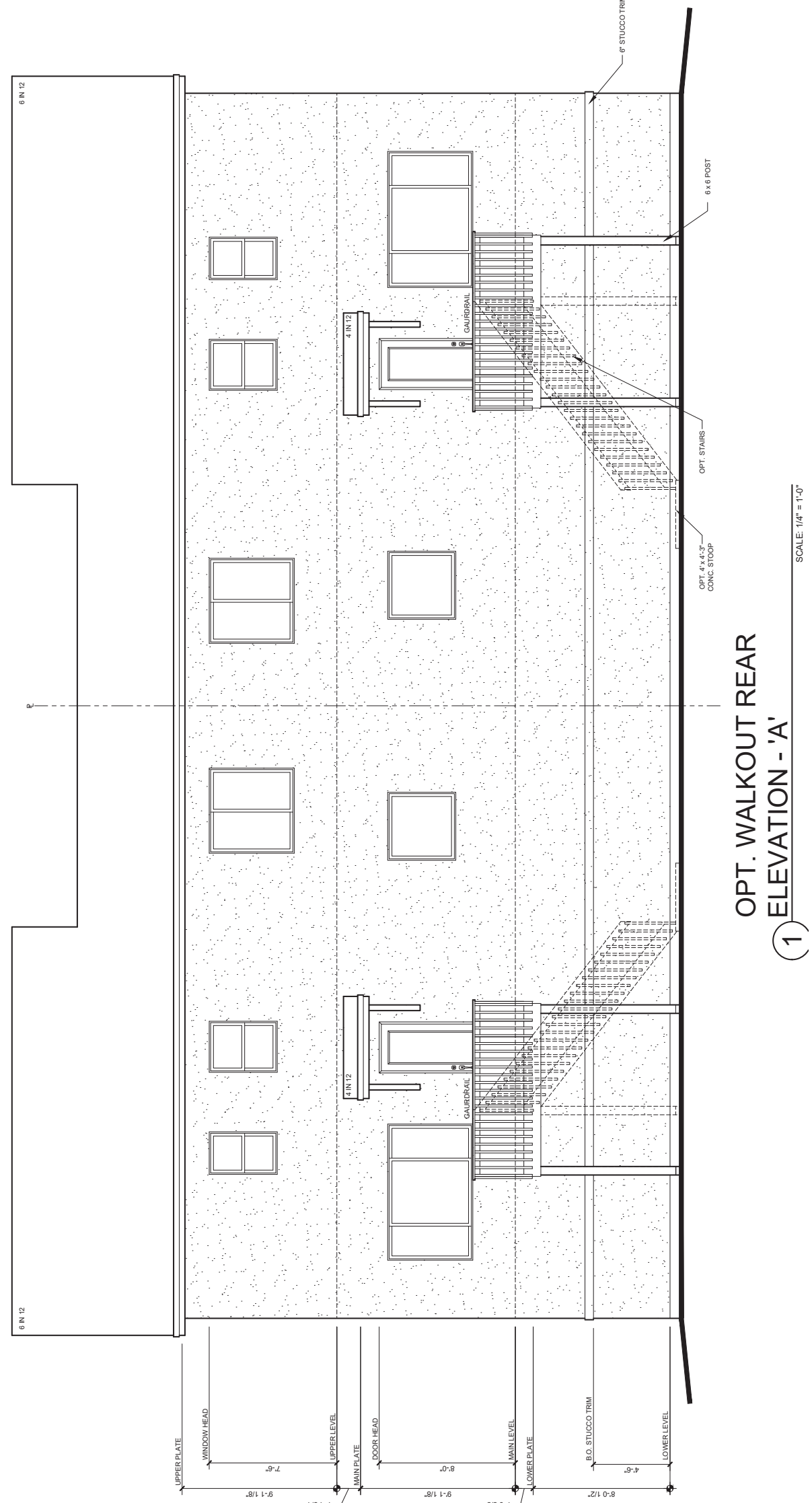
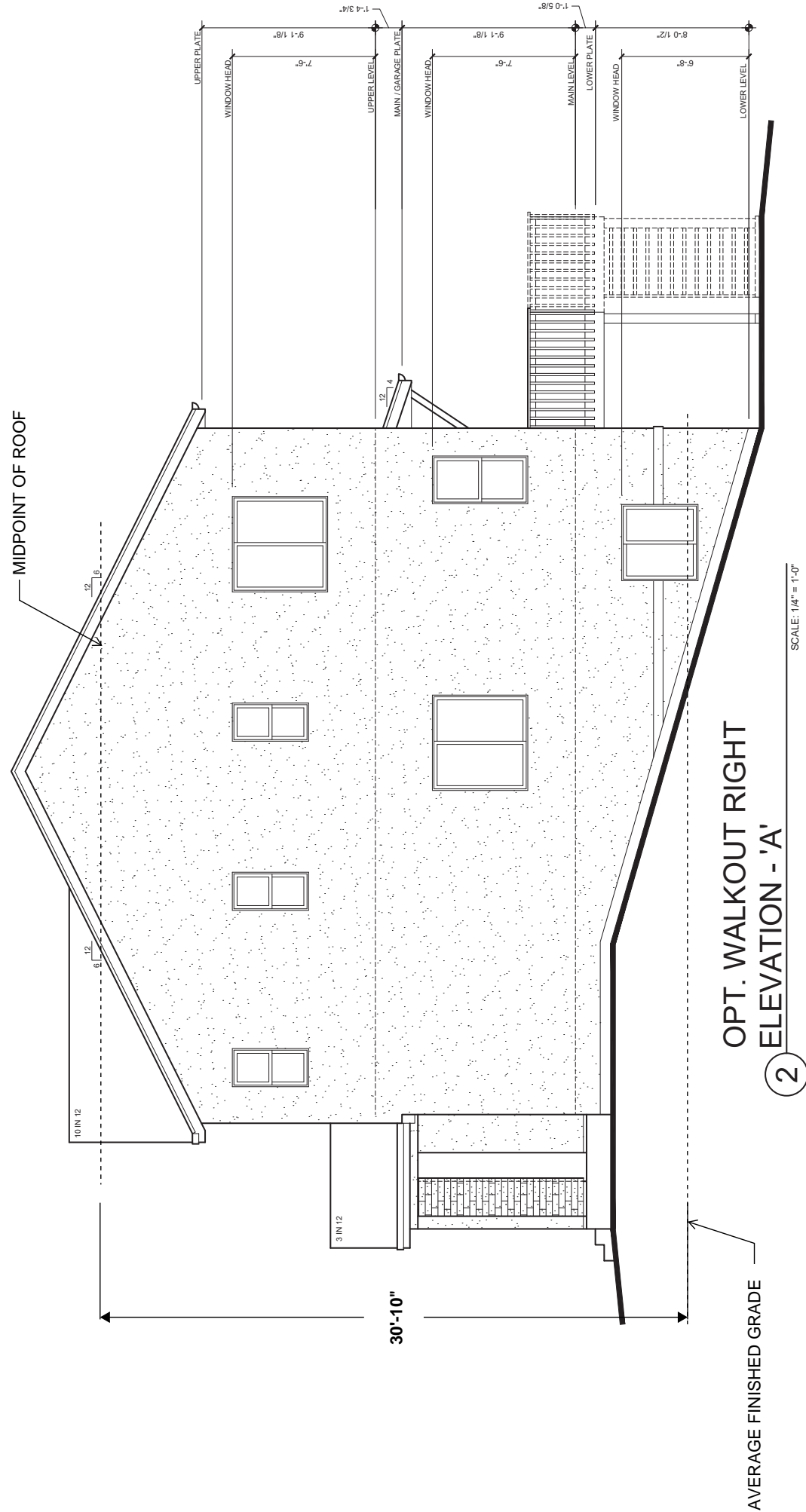
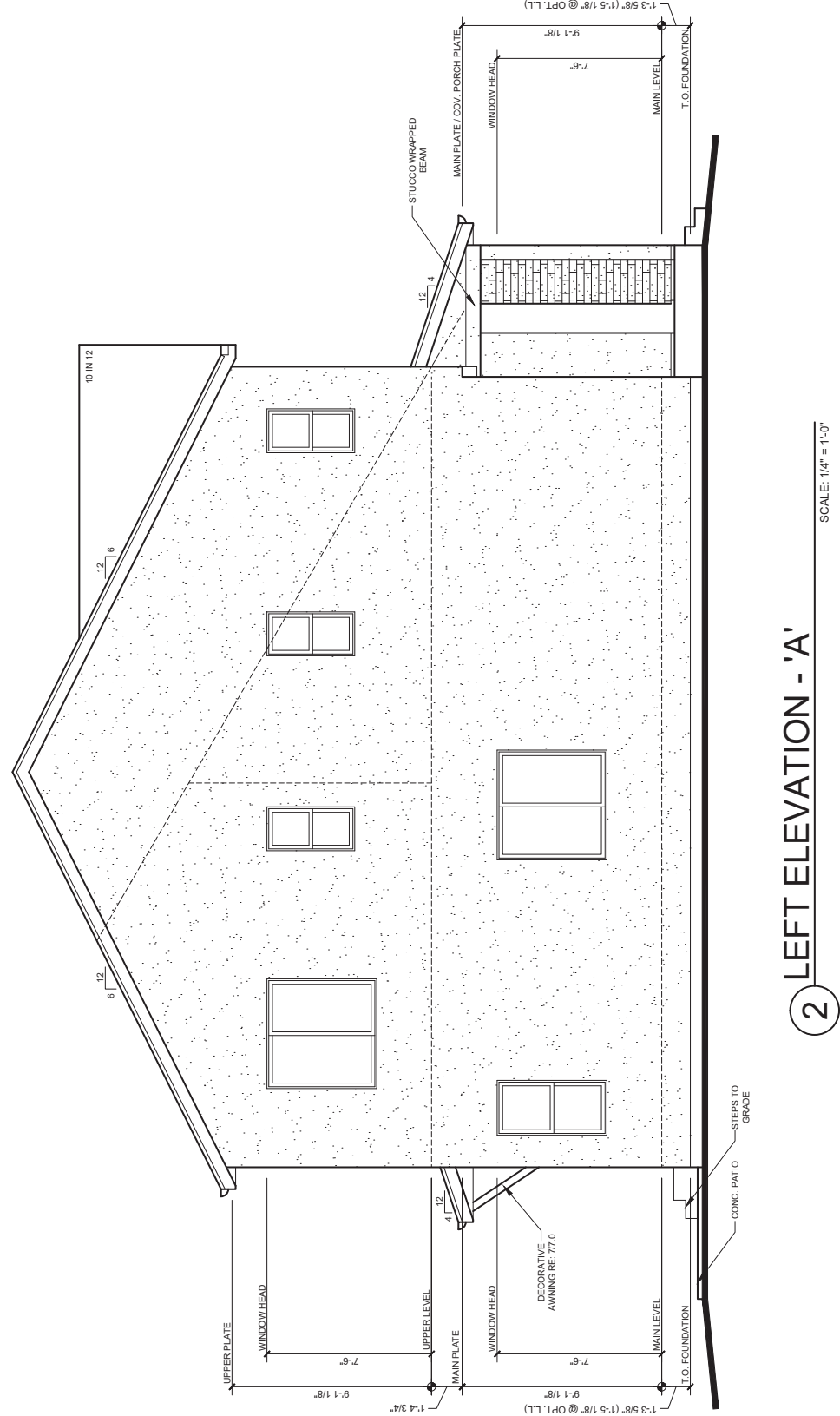
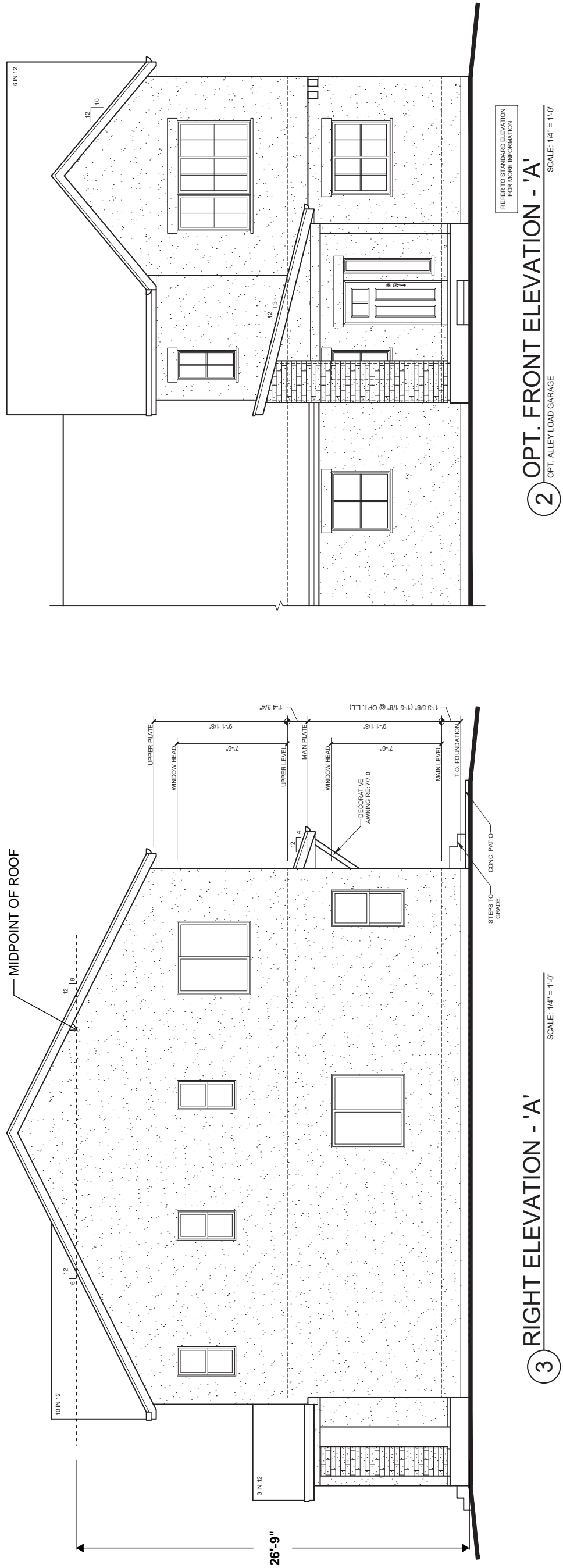
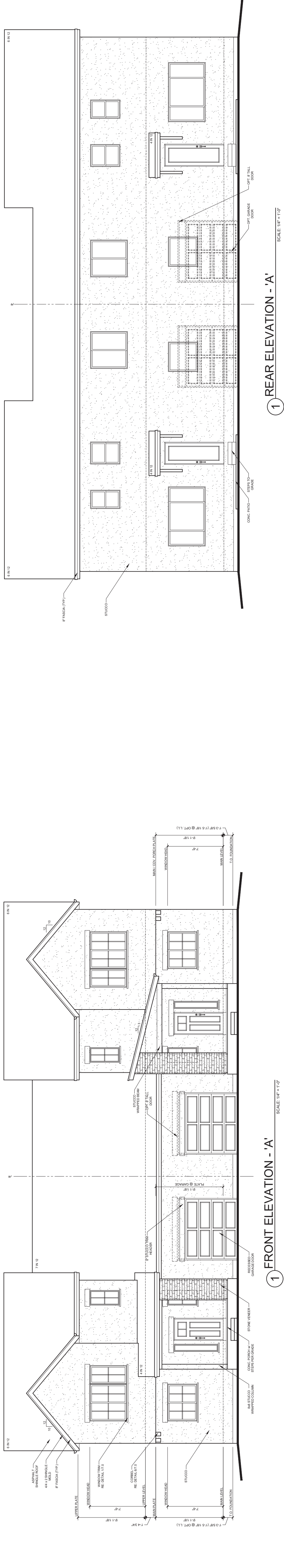
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MONUMENT, CO

PROJECT INFO
DATE: 07/15/2023
PROJECT NBR: A. BARLOW
PREPARED BY: B. SWENSSON

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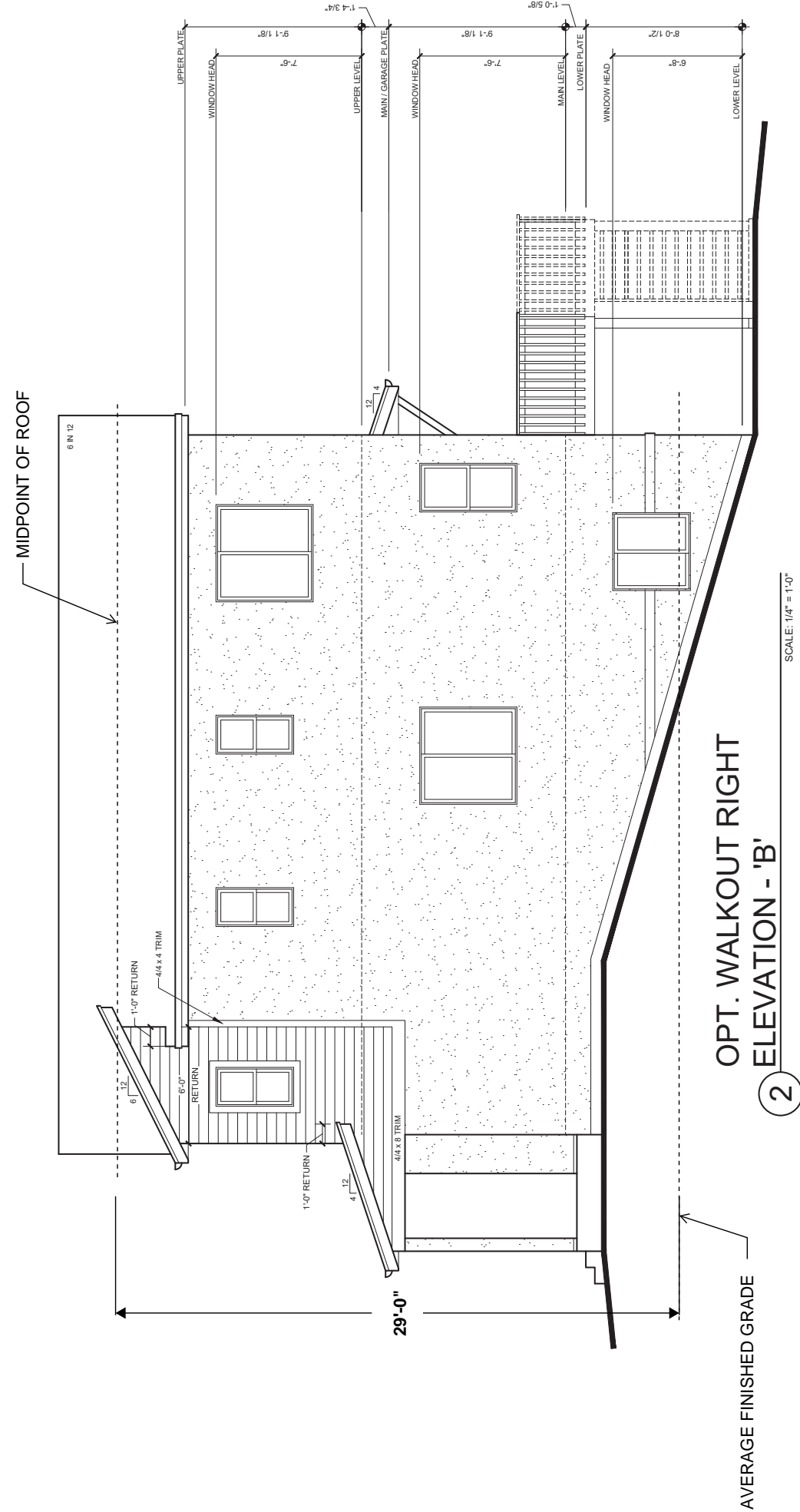
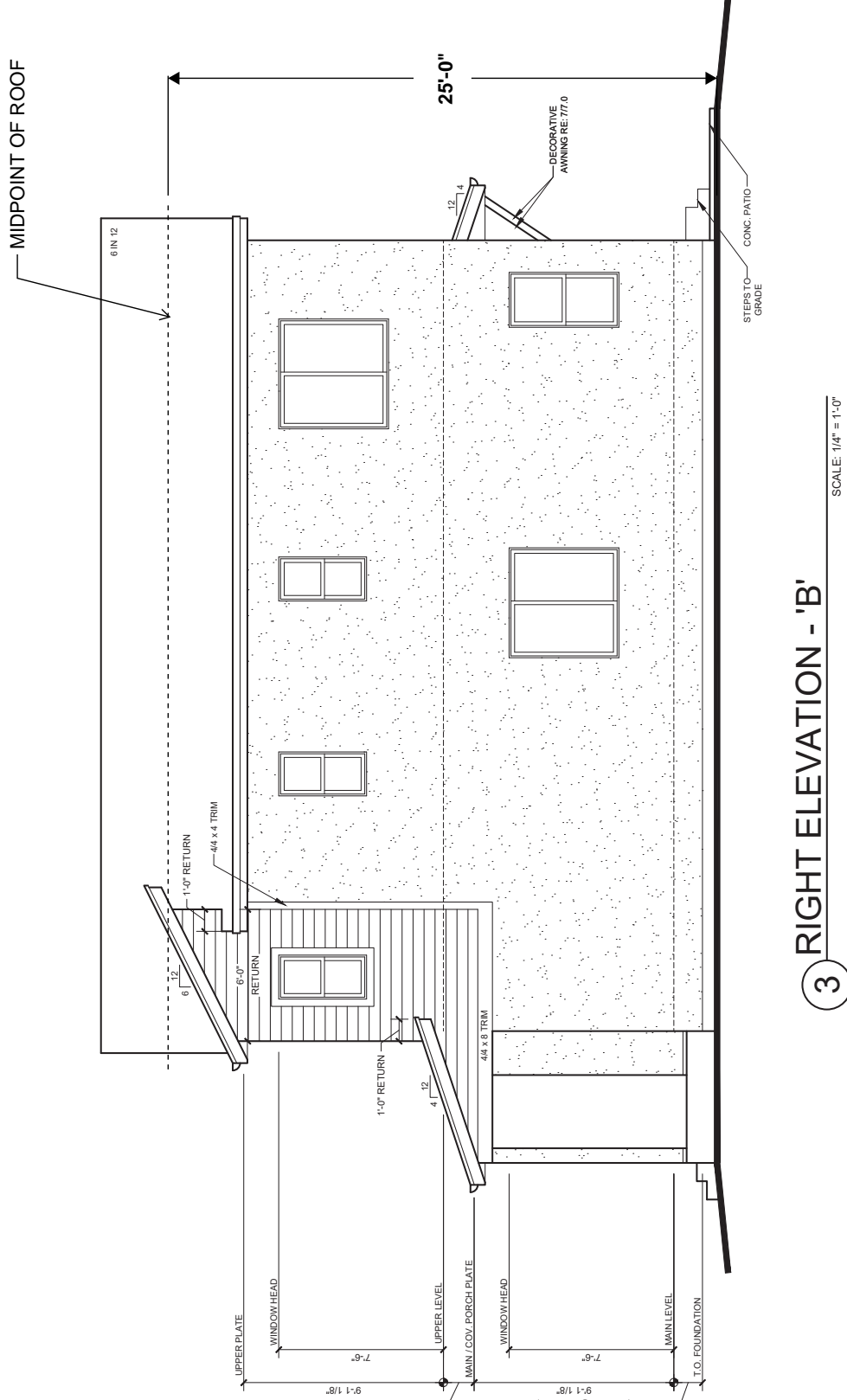
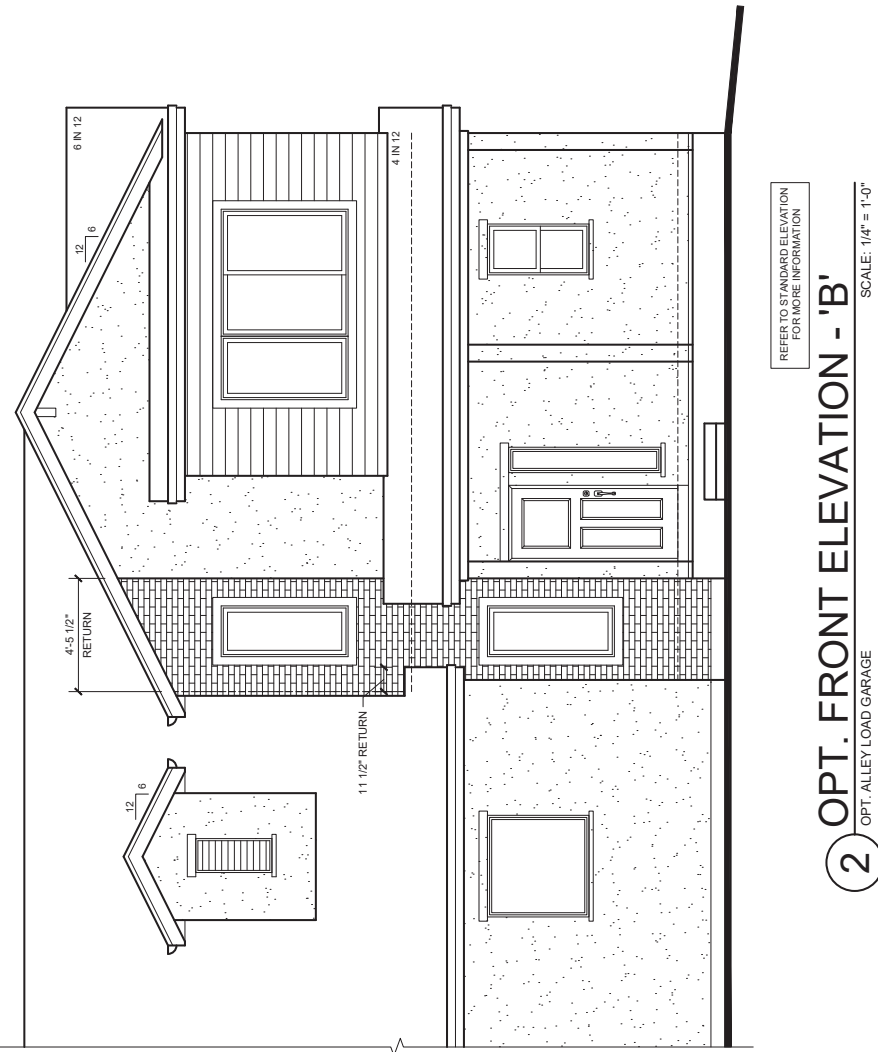
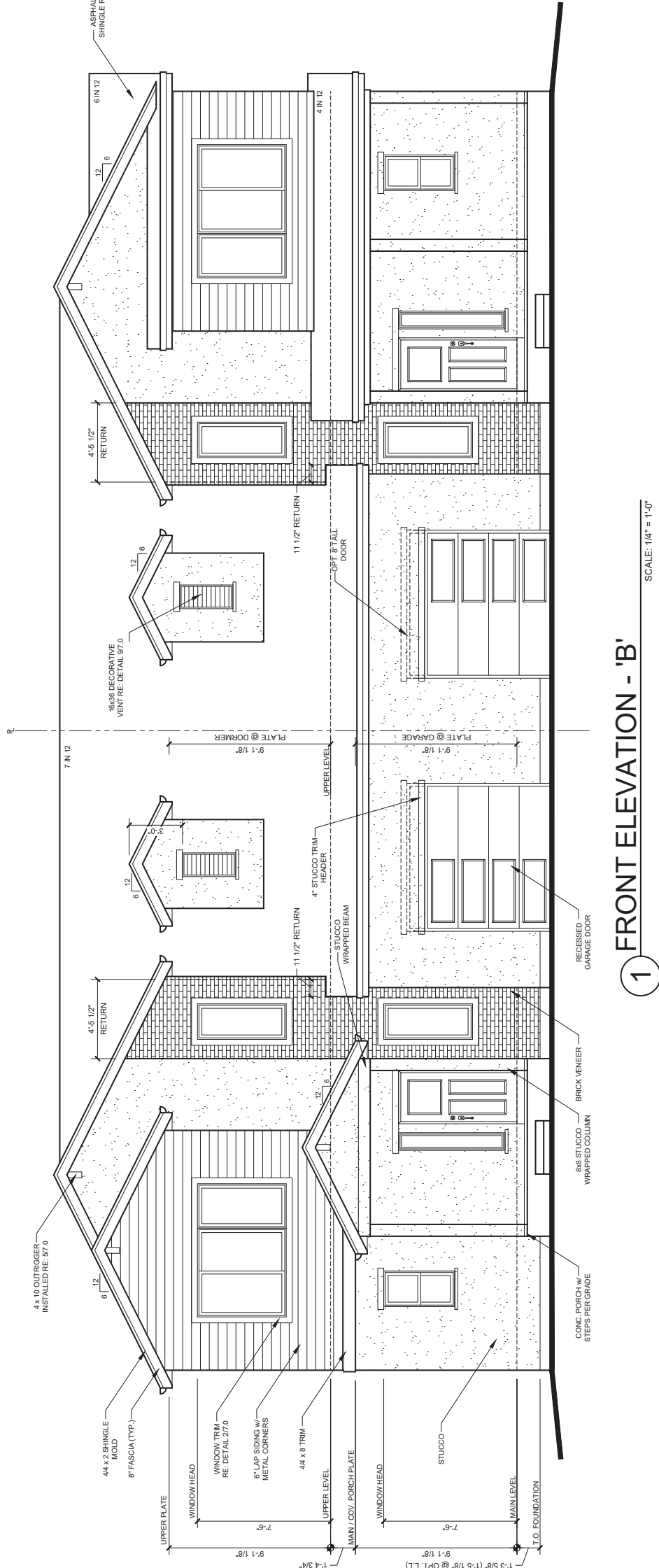
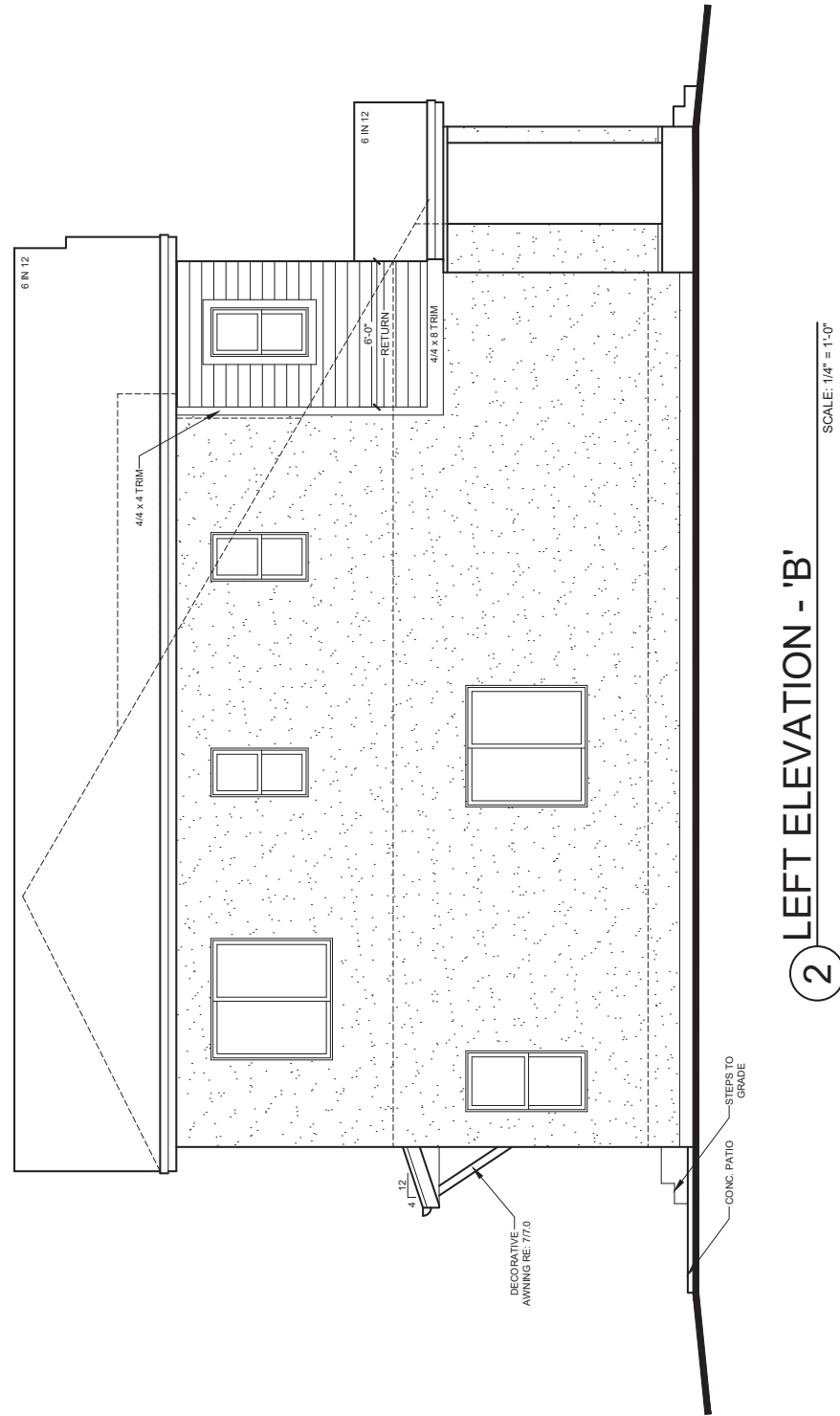
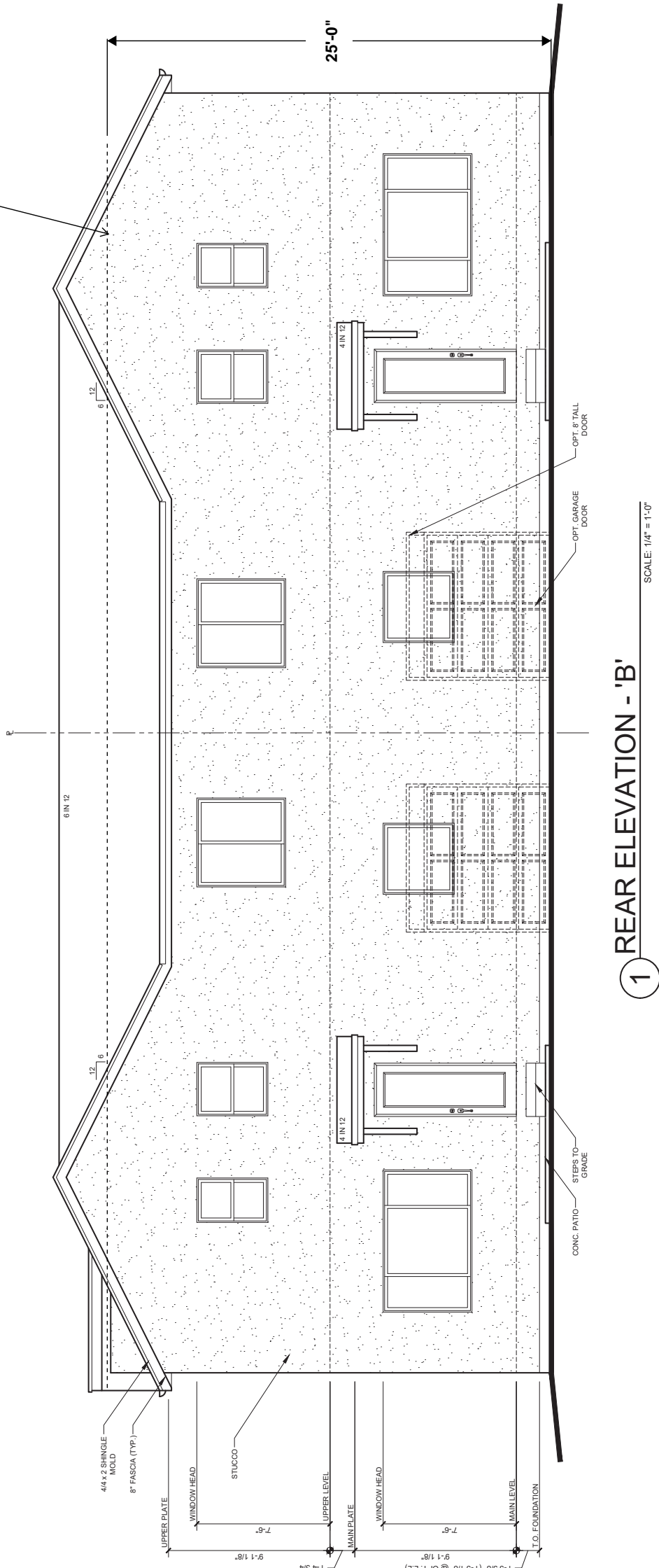
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04/6/2023	JS	PER COUNTY COMMENTS
1/19/2023	JBS	REVISED PRODUCT TYPE
7/22/2024	JBS	PER COUNTY COMMENTS

ARCHITECTURAL
ELEVATIONS

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PUDSP-22-009



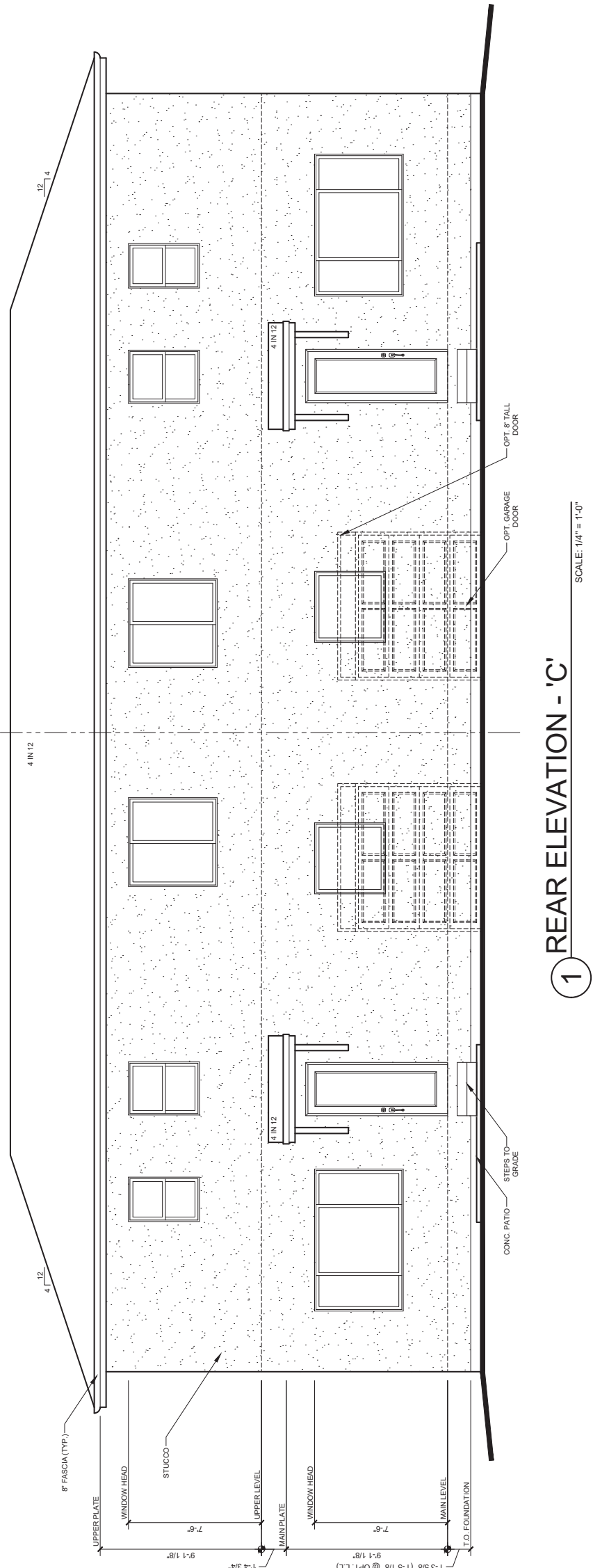
WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 SOUTH, RANGE 67 WEST, 6TH
PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

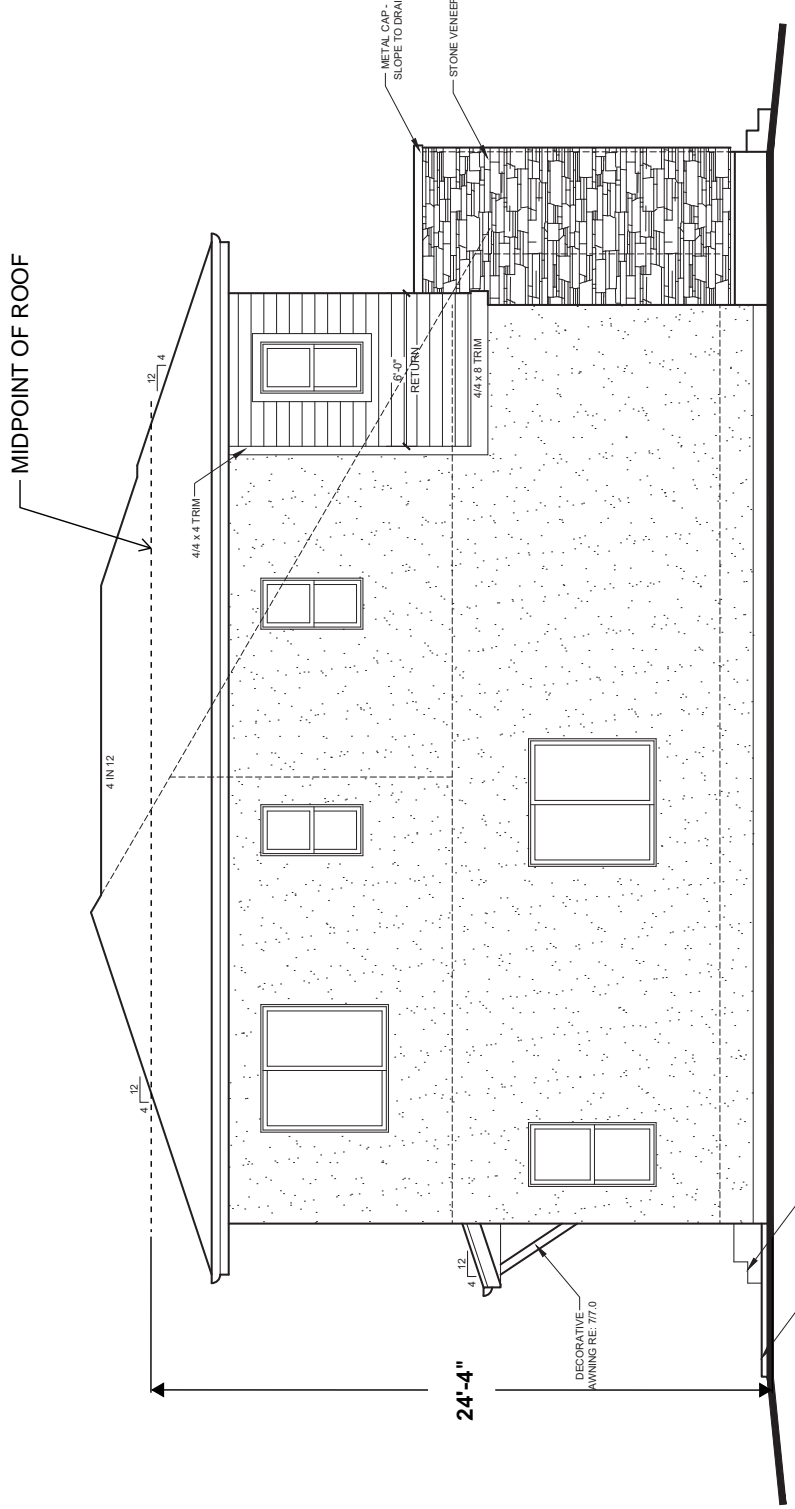
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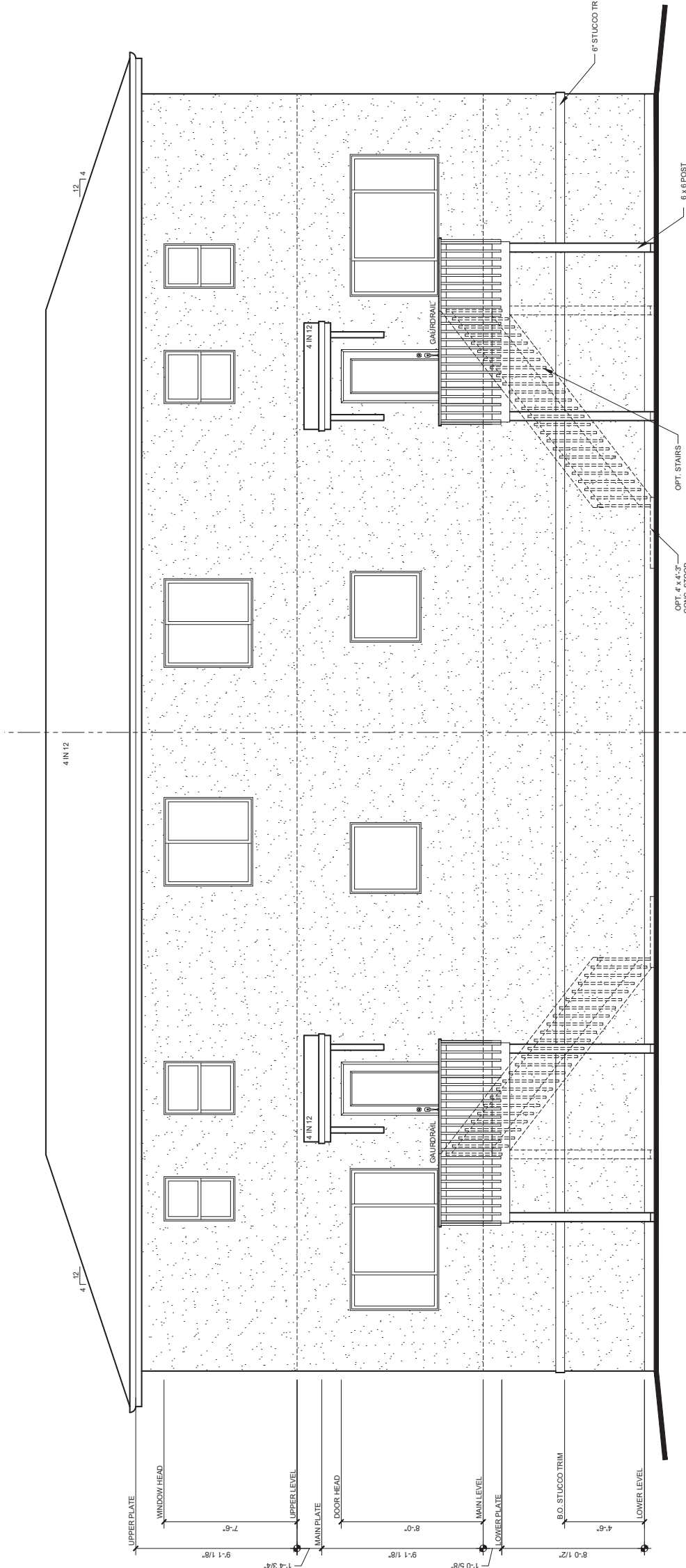
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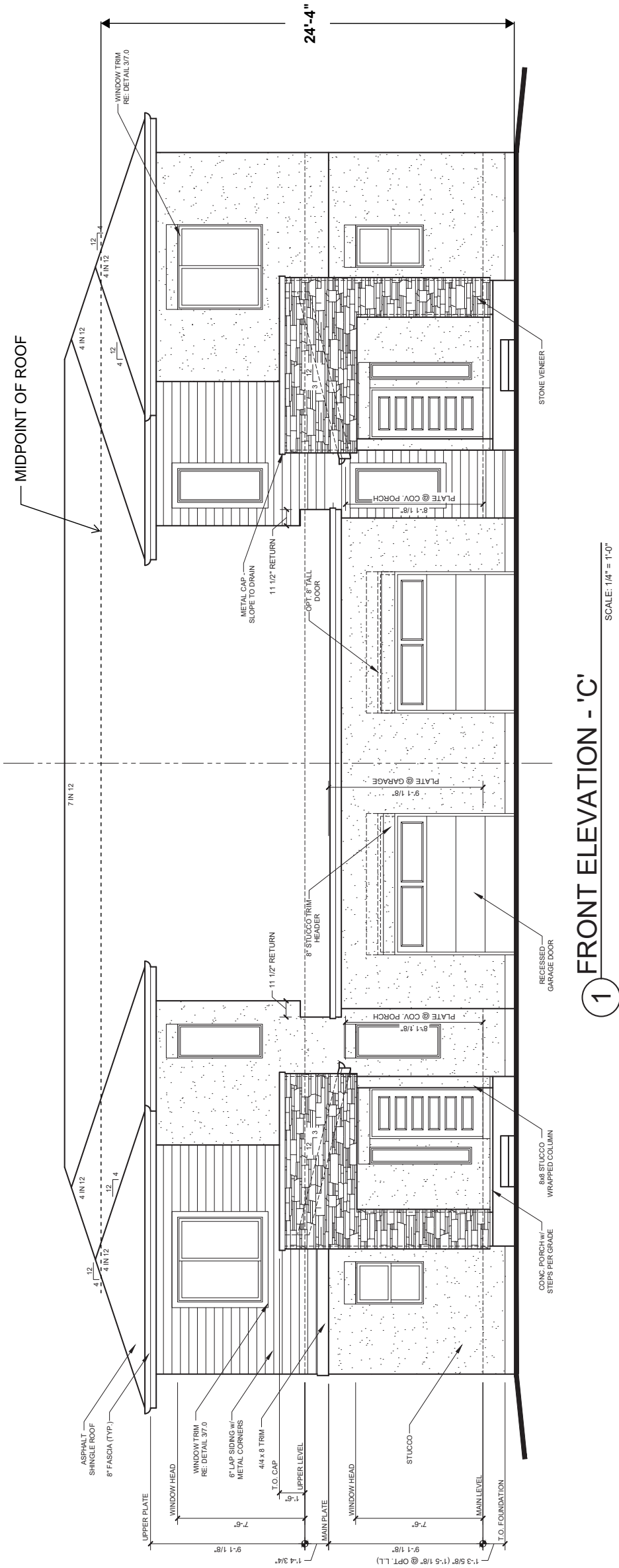
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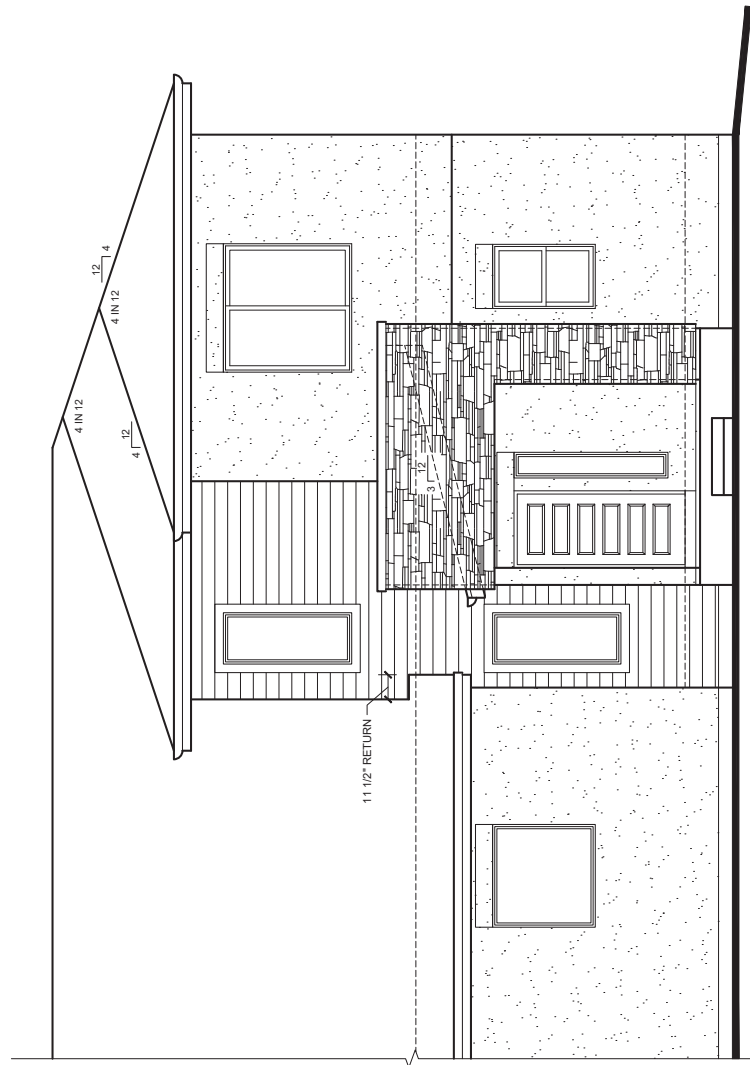
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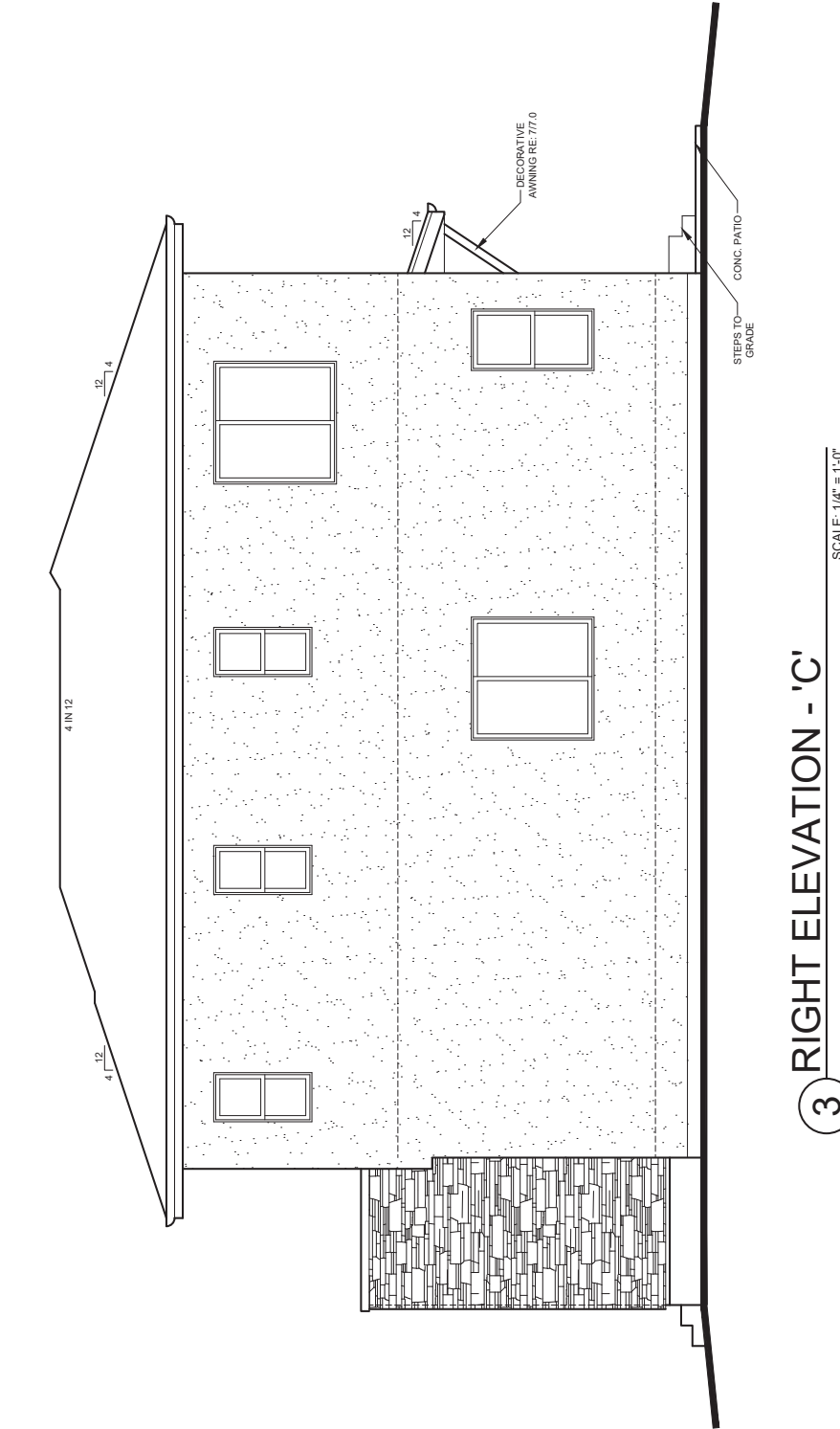
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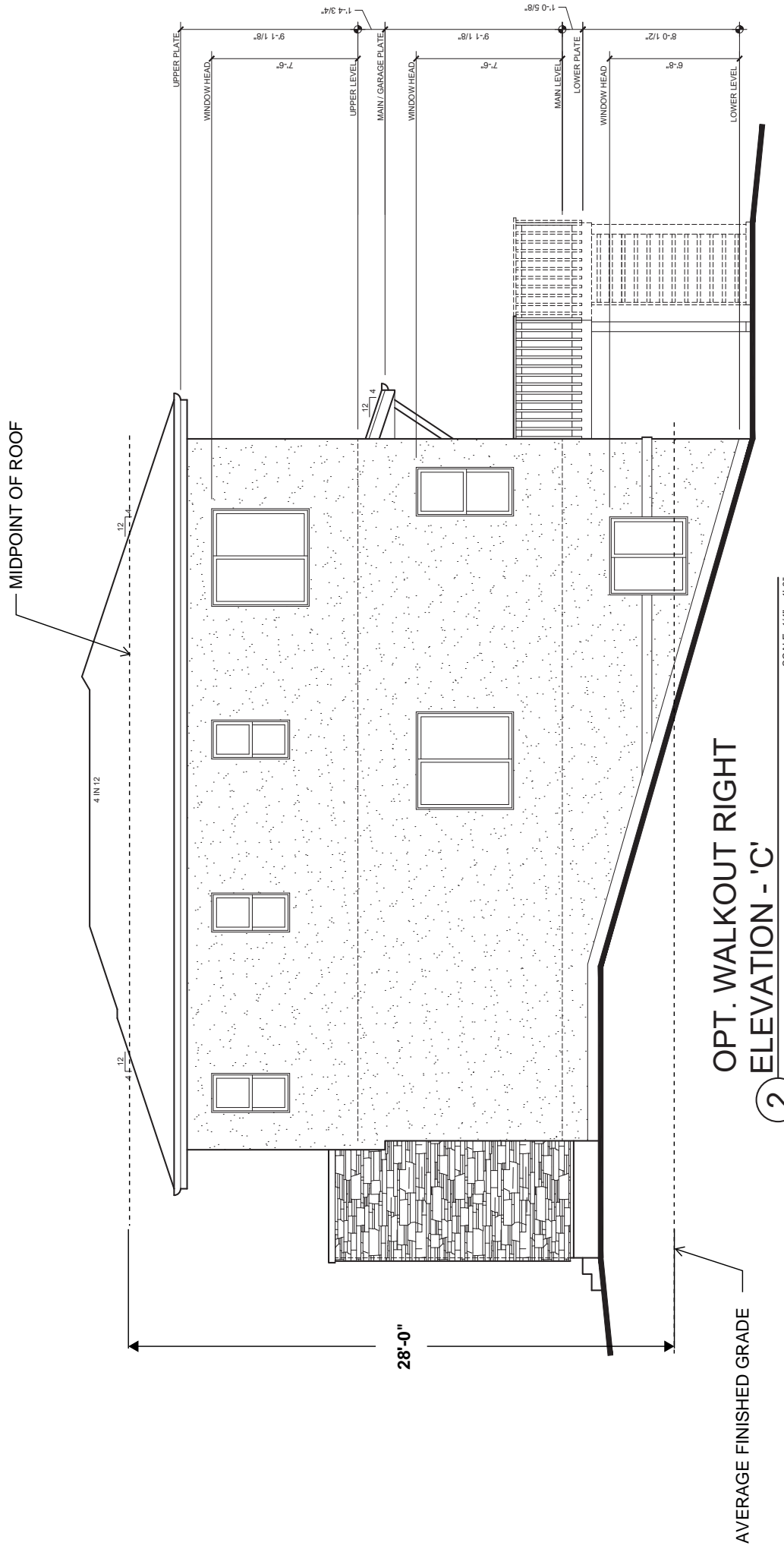
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2 OPT. FRONT ELEVATION - 'C'



3 RIGHT ELEVATION - 'C'



2 OPT. WALKOUT RIGHT ELEVATION - 'C'

WATERSIDE
AT LAKE
WOODMOOR

PUD DEVELOPMENT PLAN/
PRELIMINARY PLAN
WOODMOOR DRIVE
MONUMENT, CO

DATE: 07/15/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

IN ASSOCIATION WITH

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9/23/2022	JS	PER COUNTY COMMENTS
03/17/2023	JS	PER COUNTY COMMENTS
04/6/2023	JS	PER COUNTY COMMENTS
1/19/2023	JS	REVISED PRODUCT TYPE

ARCHITECTURAL
ELEVATIONS

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PUDSP-22-009

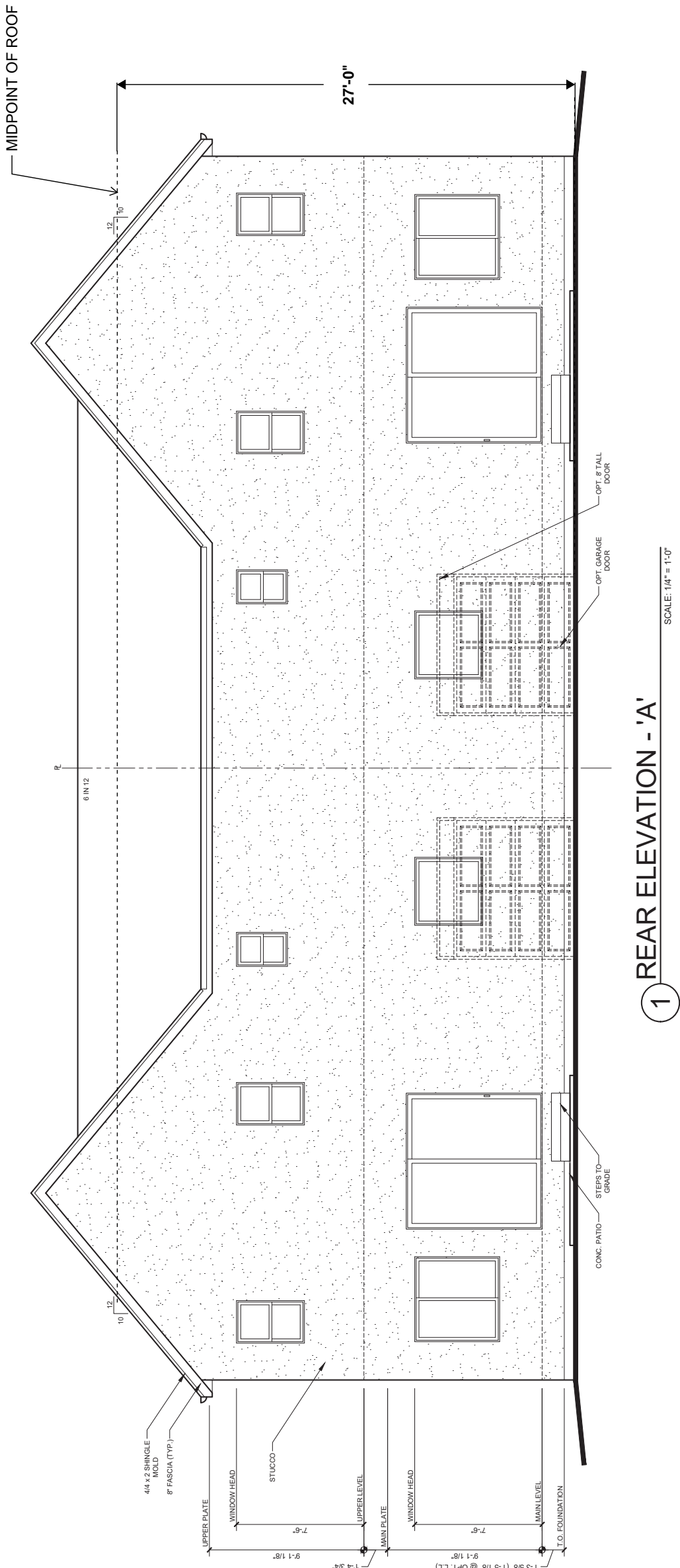
WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH
PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

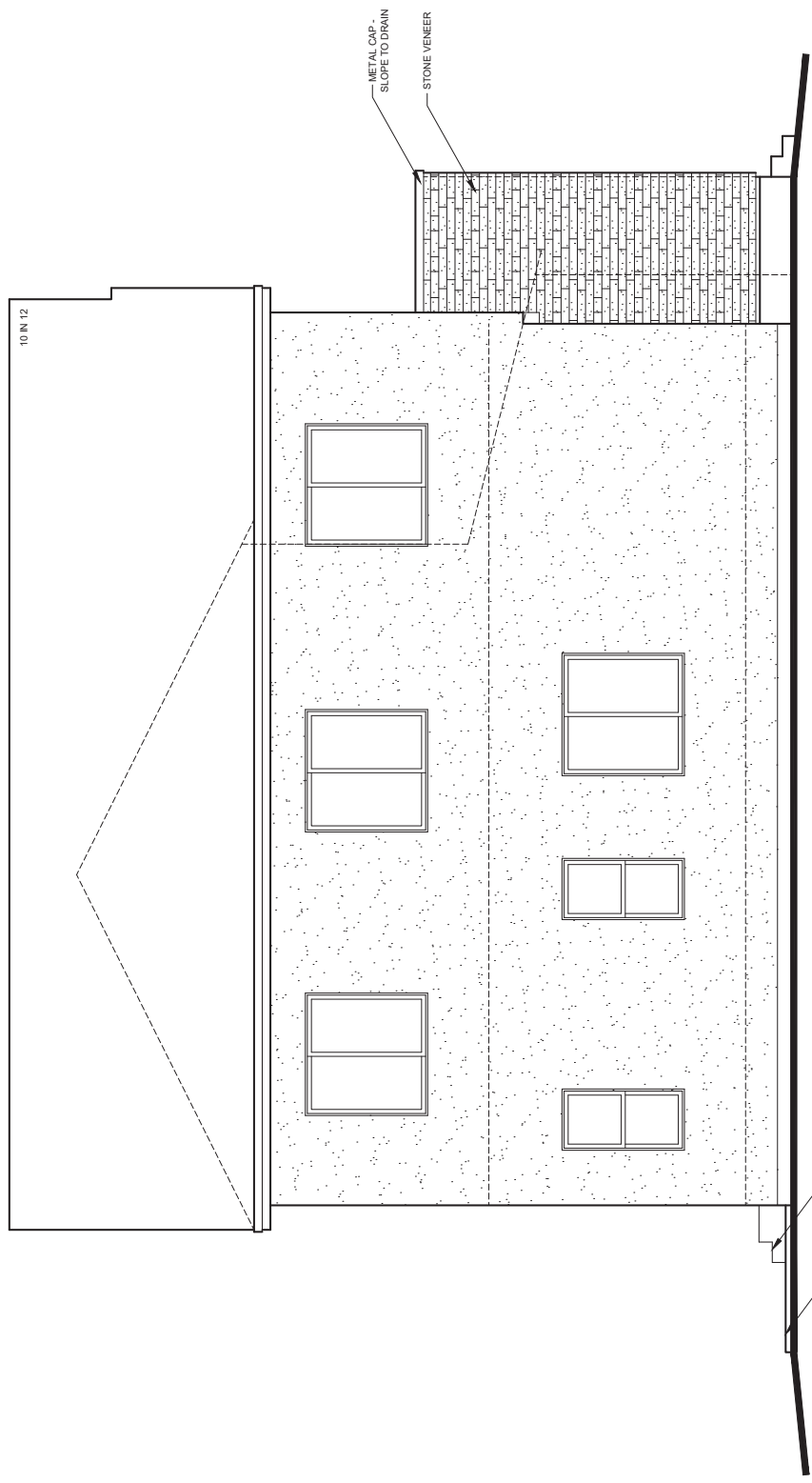
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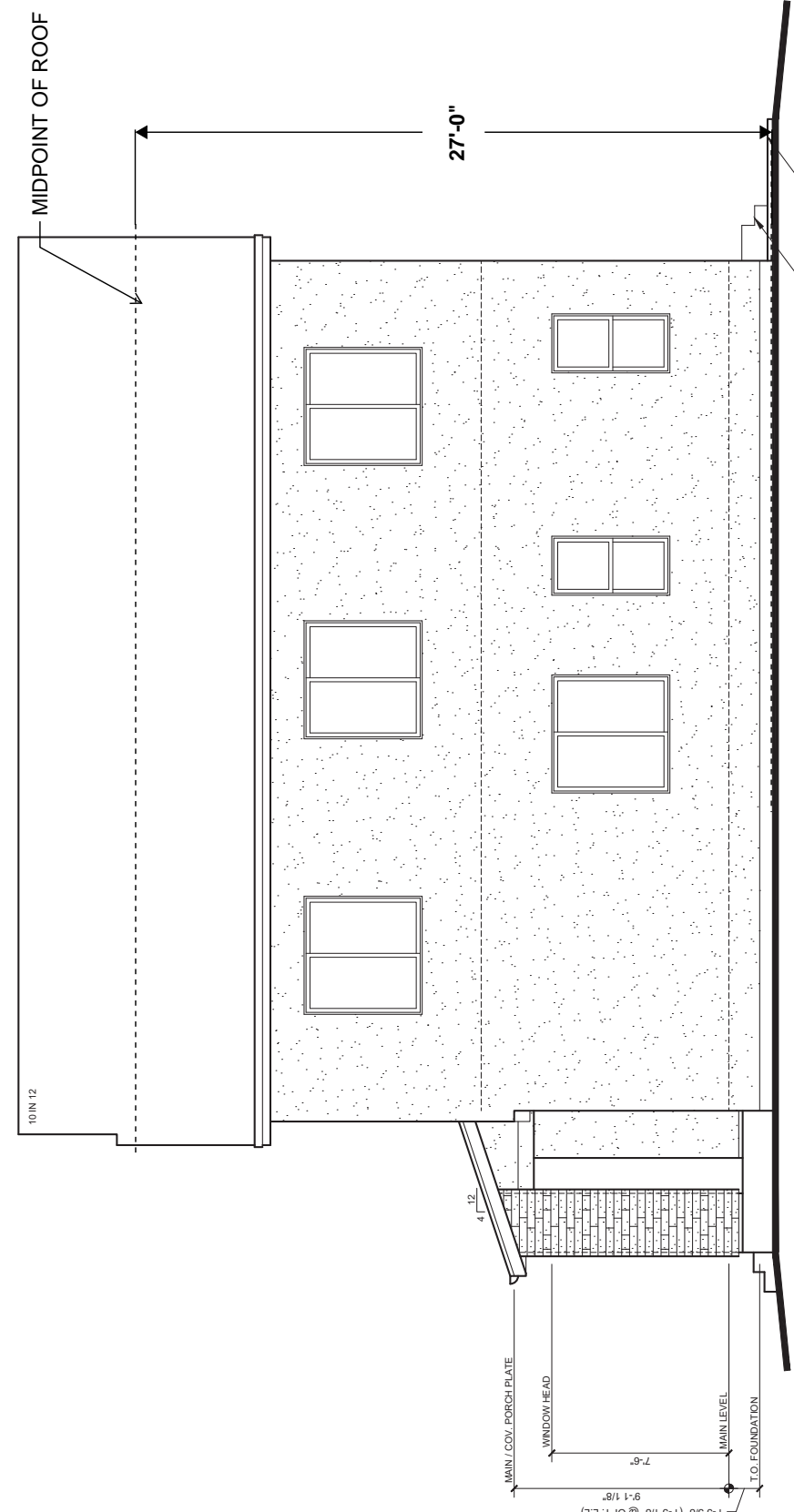
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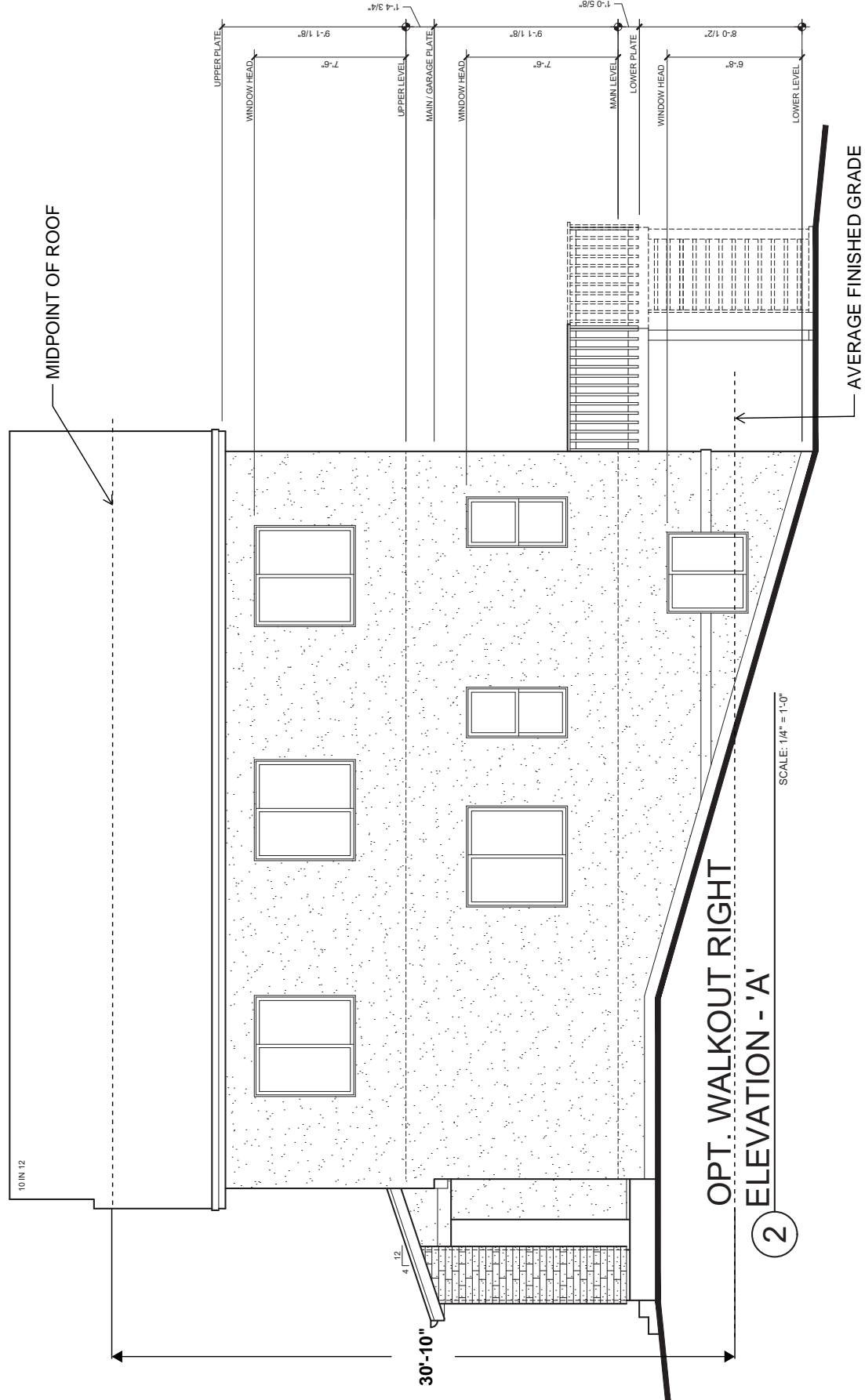
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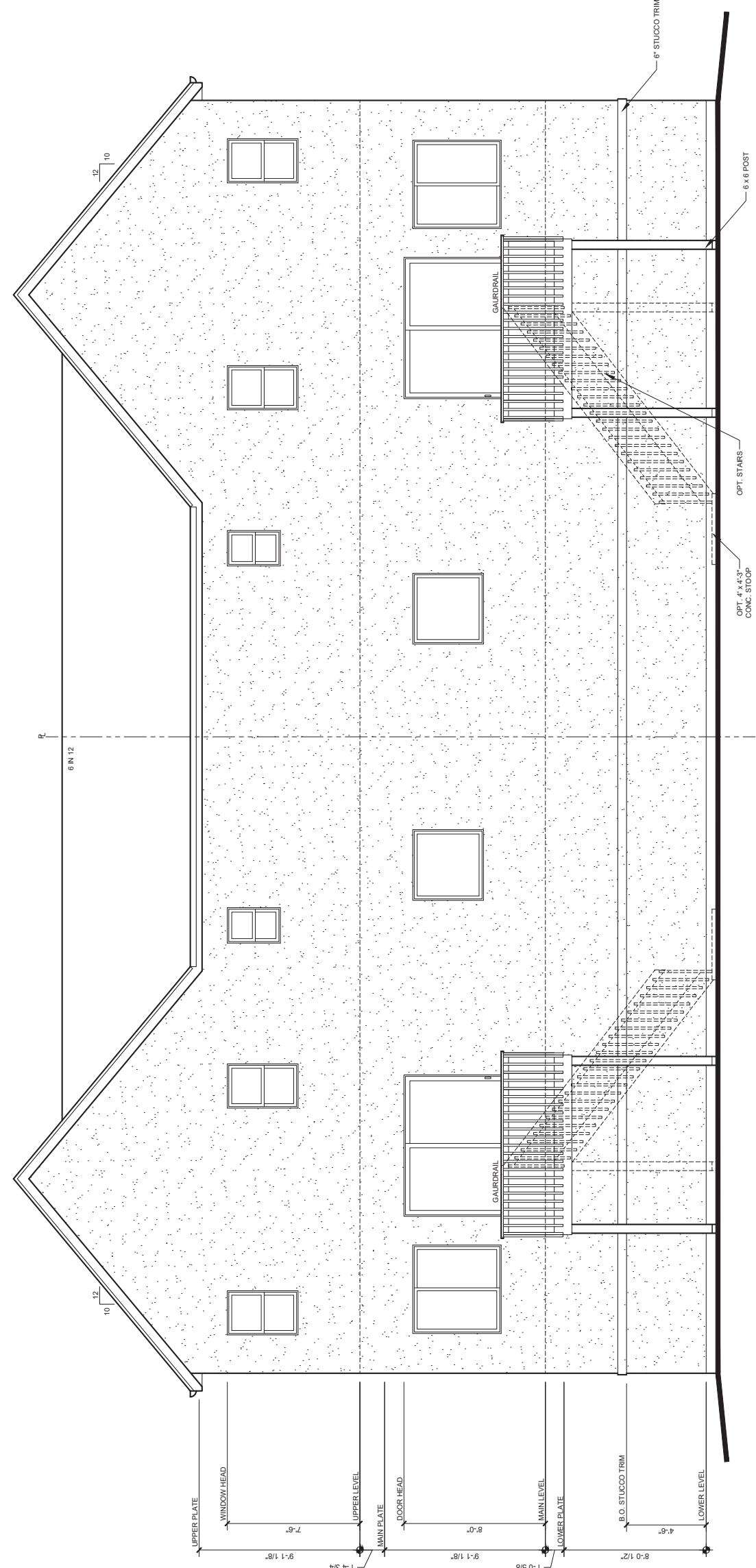
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2 OPT. WALKOUT RIGHT ELEVATION - 'A'



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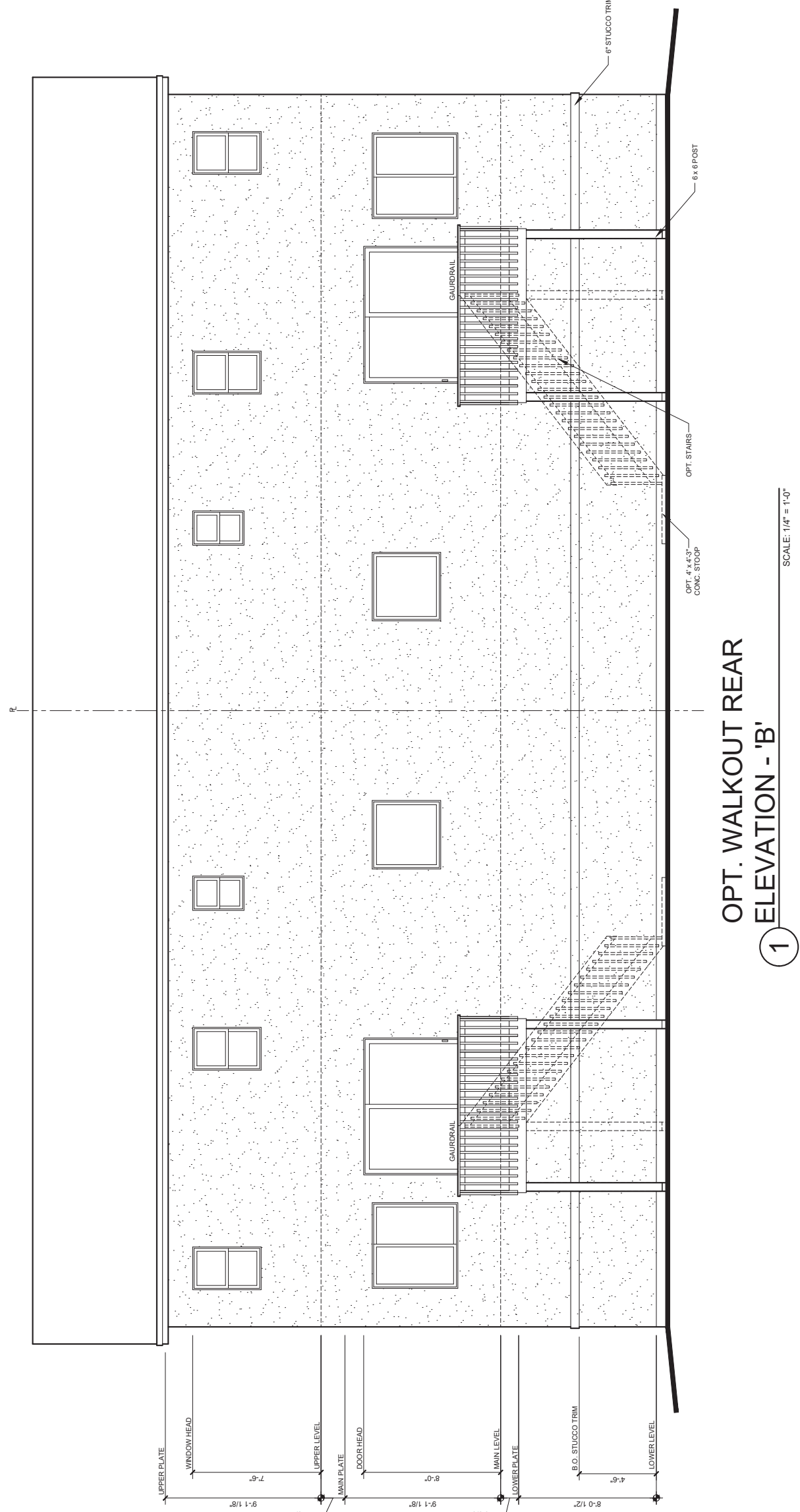
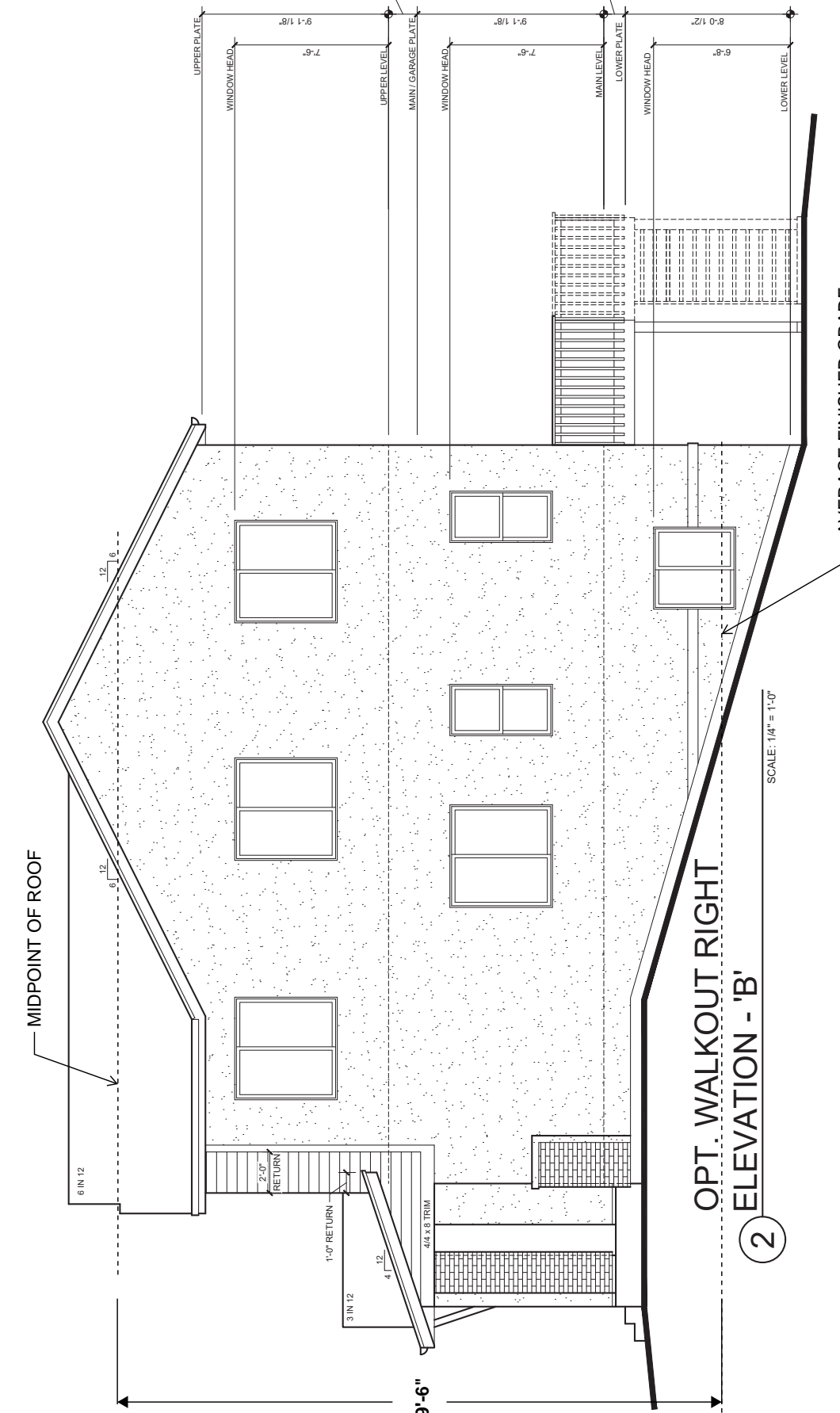
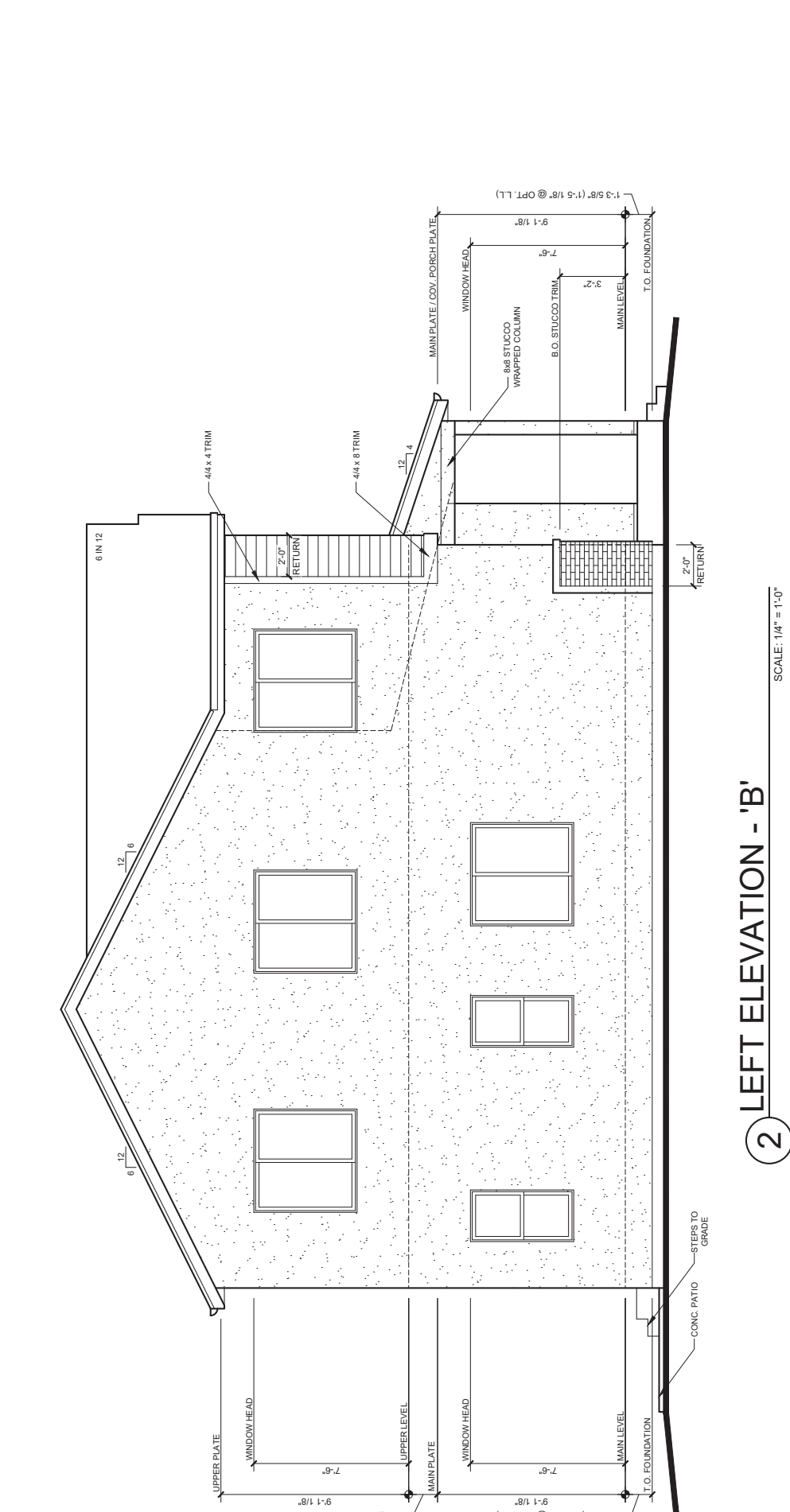
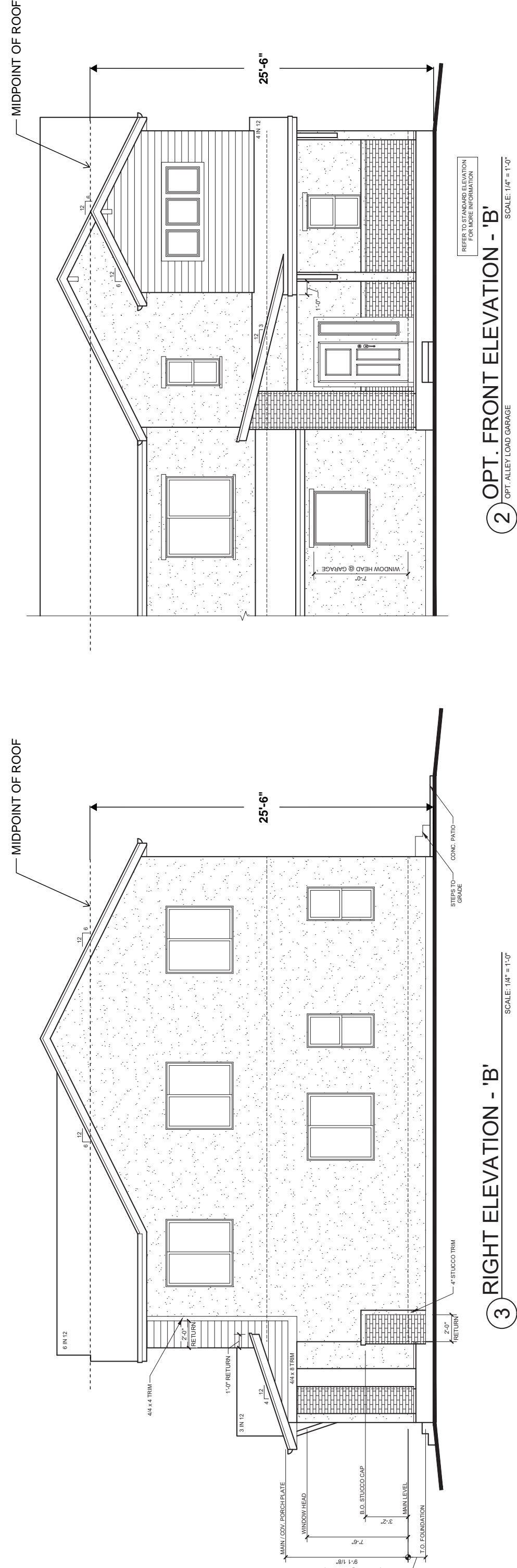
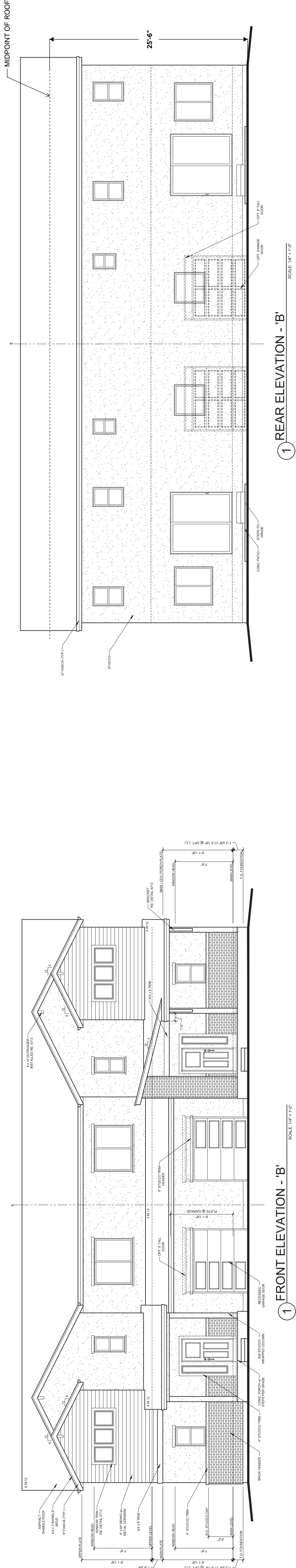
WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH
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1 REAR ELEVATION - 'B'

2 LEFT ELEVATION - 'B'

1 OPT. WALKOUT REAR ELEVATION - 'B'

1 FRONT ELEVATION - 'B'

3 RIGHT ELEVATION - 'B'

2 OPT. WALKOUT RIGHT ELEVATION - 'B'

WATERSIDE
AT LAKE
WOODMOOR
PUD DEVELOPMENT PLAN/
PRELIMINARY PLAN
WOODMOOR DRIVE
MONUMENT, CO

DATE: 03/15/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

ARCHITECTURAL
ELEVATIONS

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PUDSP-22-009

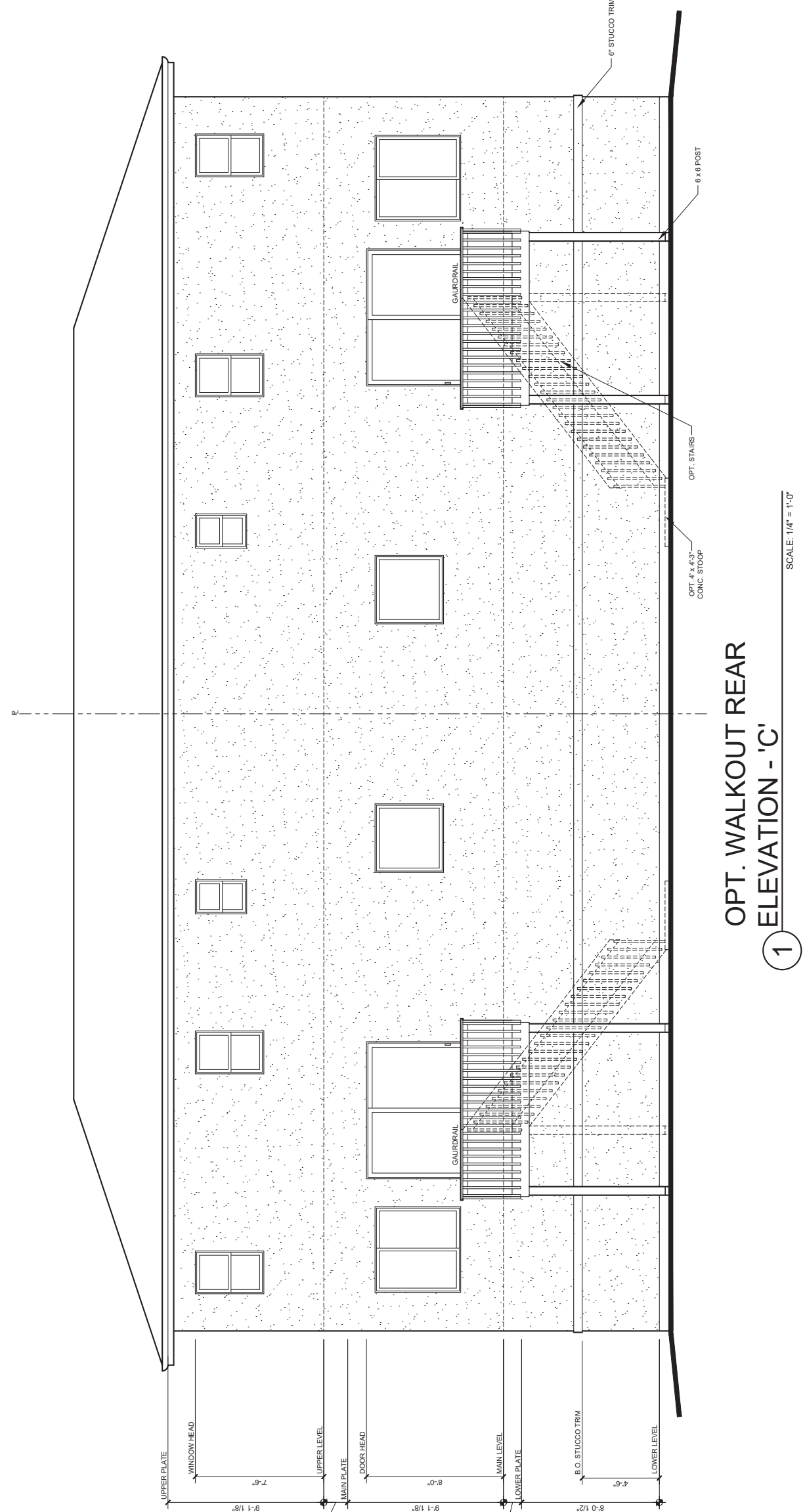
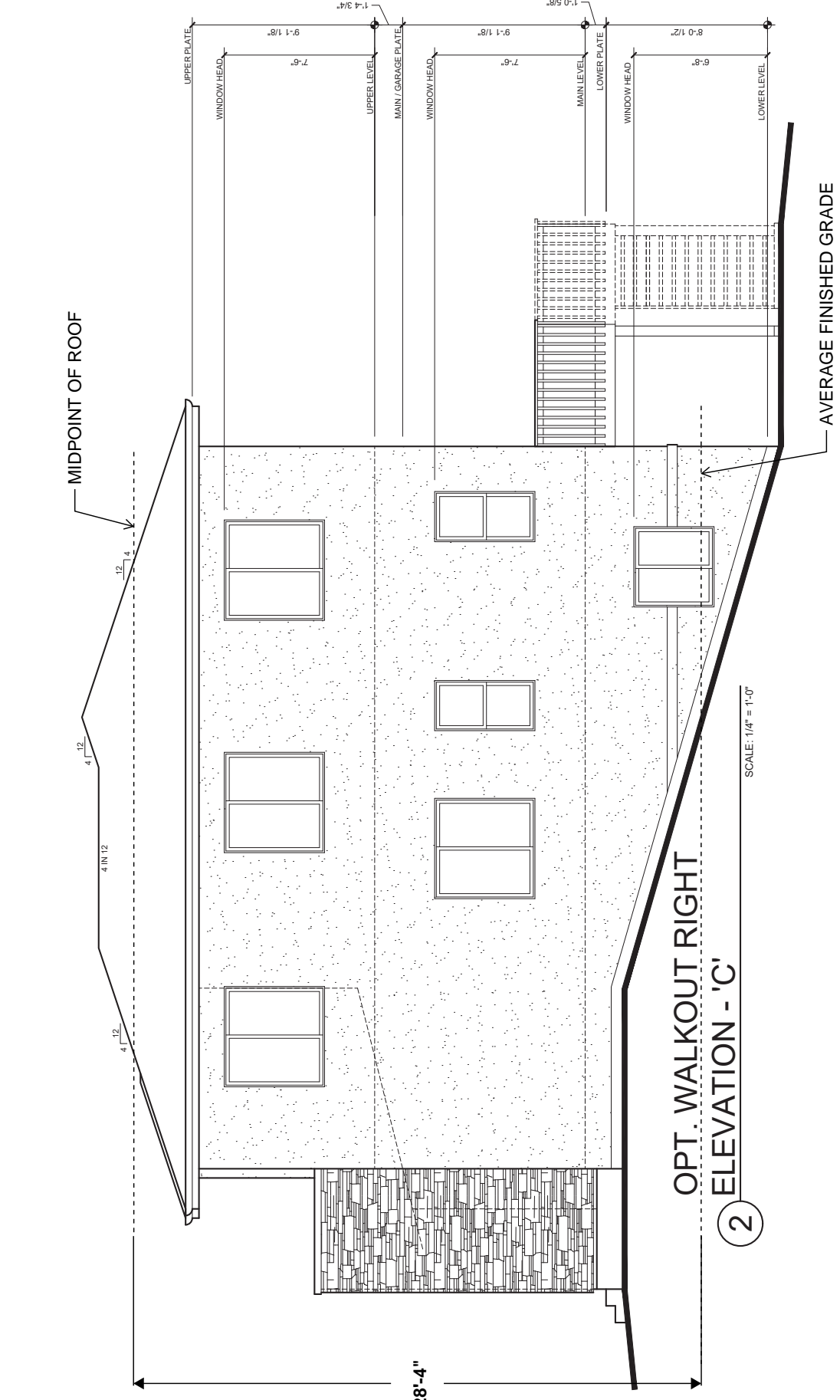
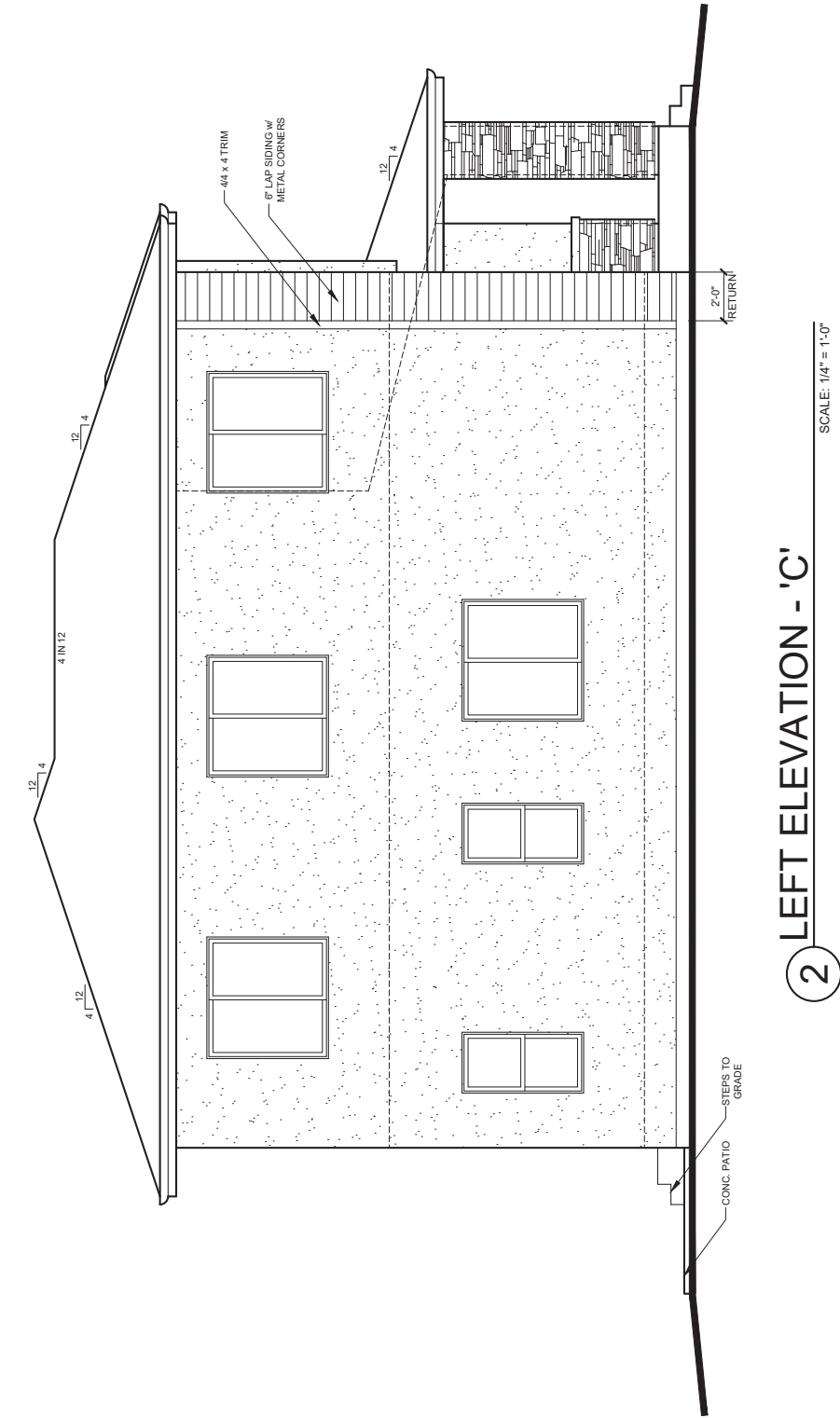
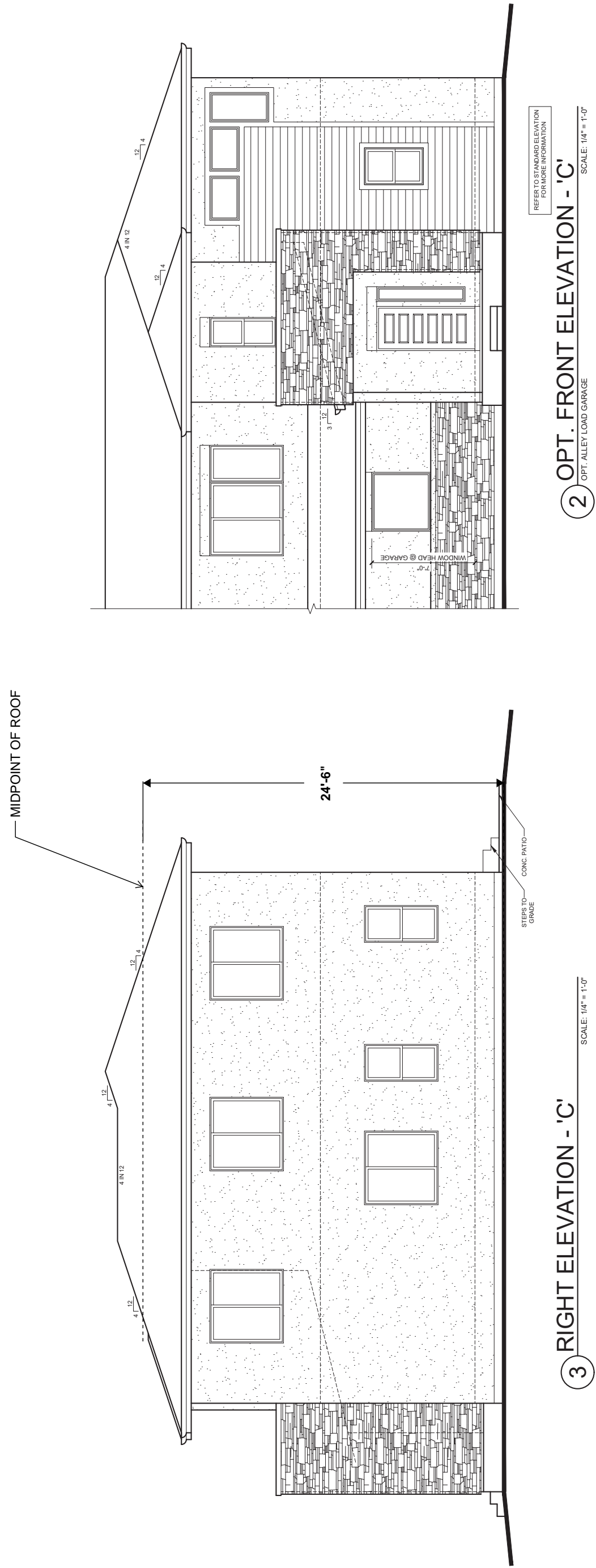
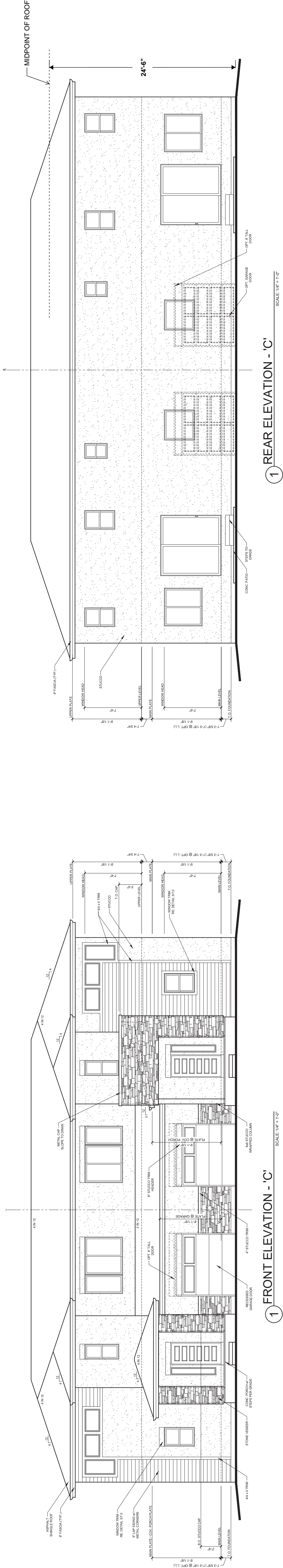
WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH
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MONUMENT, CO

DATE: 09/15/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

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9/23/2022	JS	PER COUNTY COMMENTS
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04/6/2023	JS	PER COUNTY COMMENTS
1/19/2023	JB	REVISED PRODUCT TYPE

ARCHITECTURAL
ELEVATIONS

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WATERSIDE AT LAKE WOODMOOR

SW ¼ OF THE SE ¼ OF SECTION 11 SOUTH, RANGE 67 WEST, 6TH
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DATE: 07/15/2023
PROJECT NO: A. BARLOW
PREPARED BY: B. SWENSON

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04/6/2023	JS	PER COUNTY COMMENTS
1/19/2023	JB5	REVISED PRODUCT TYPE

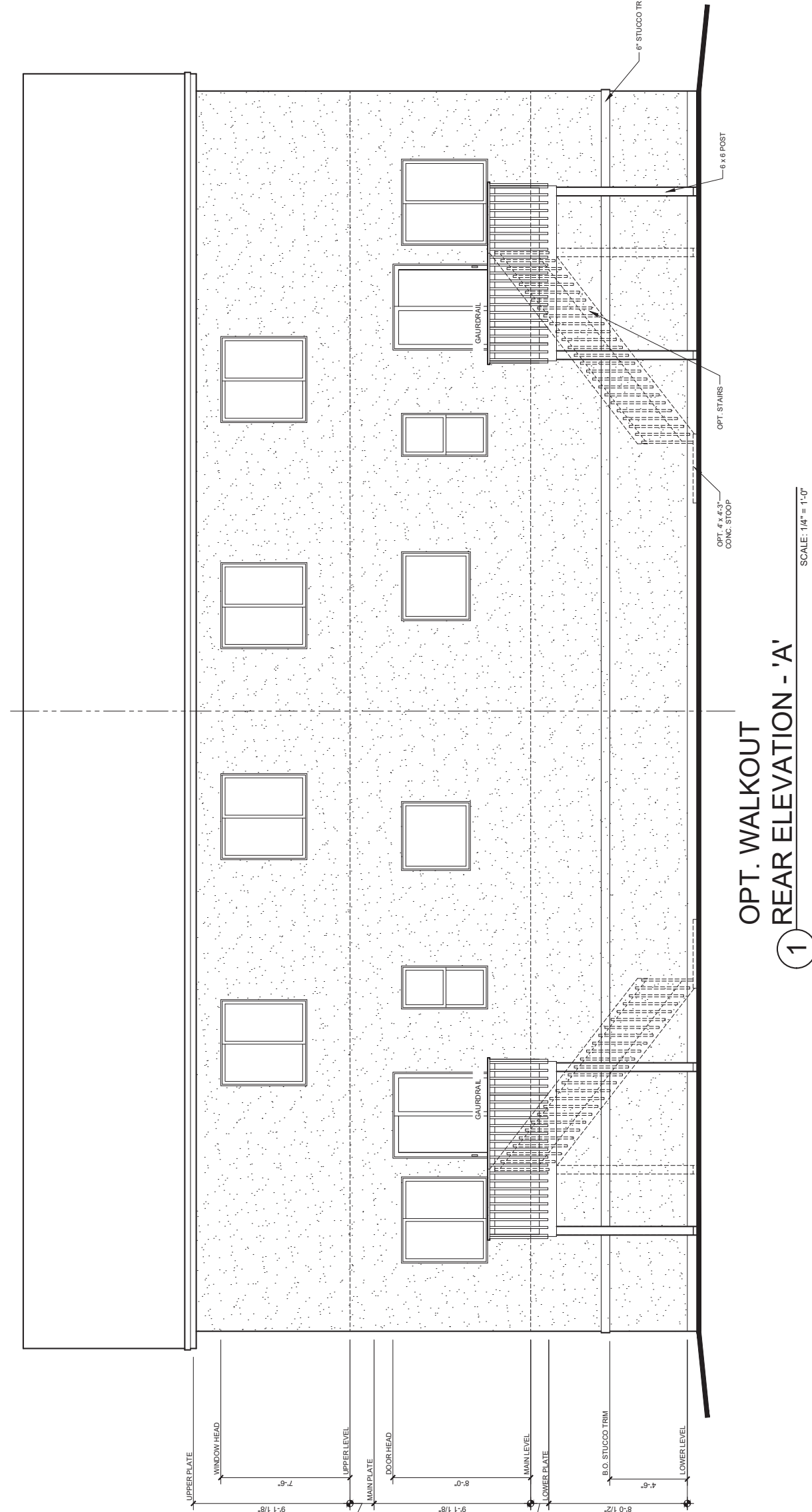
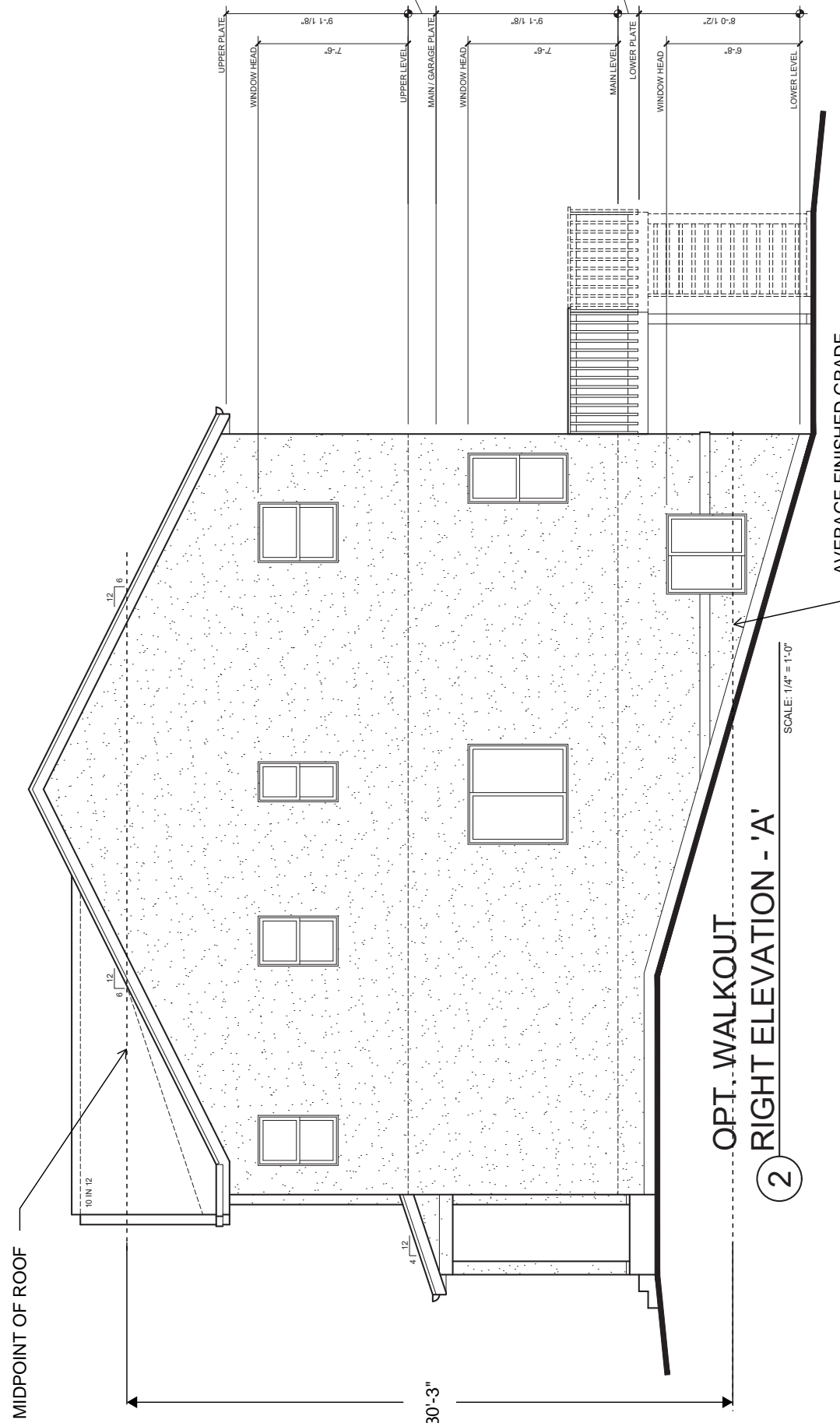
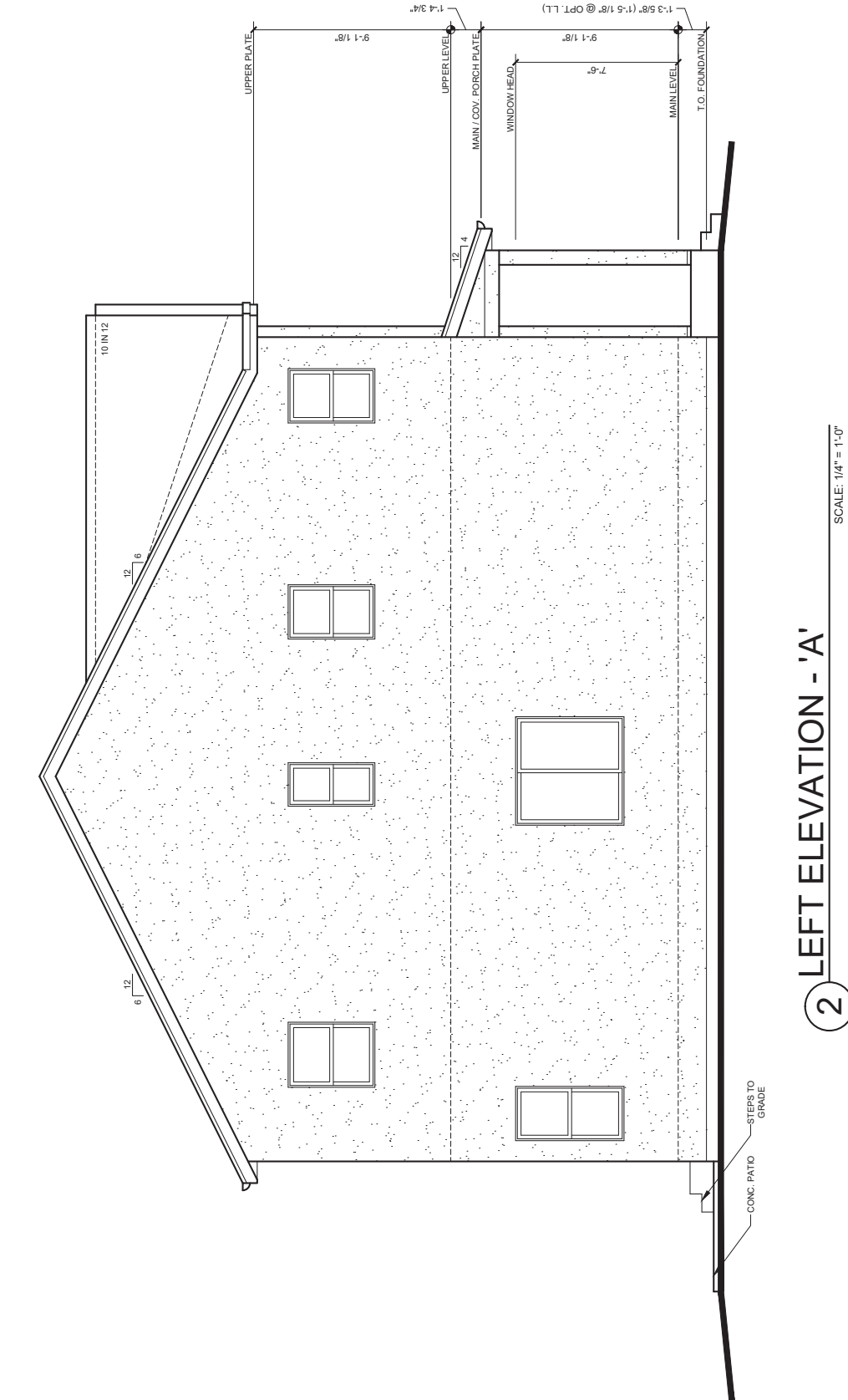
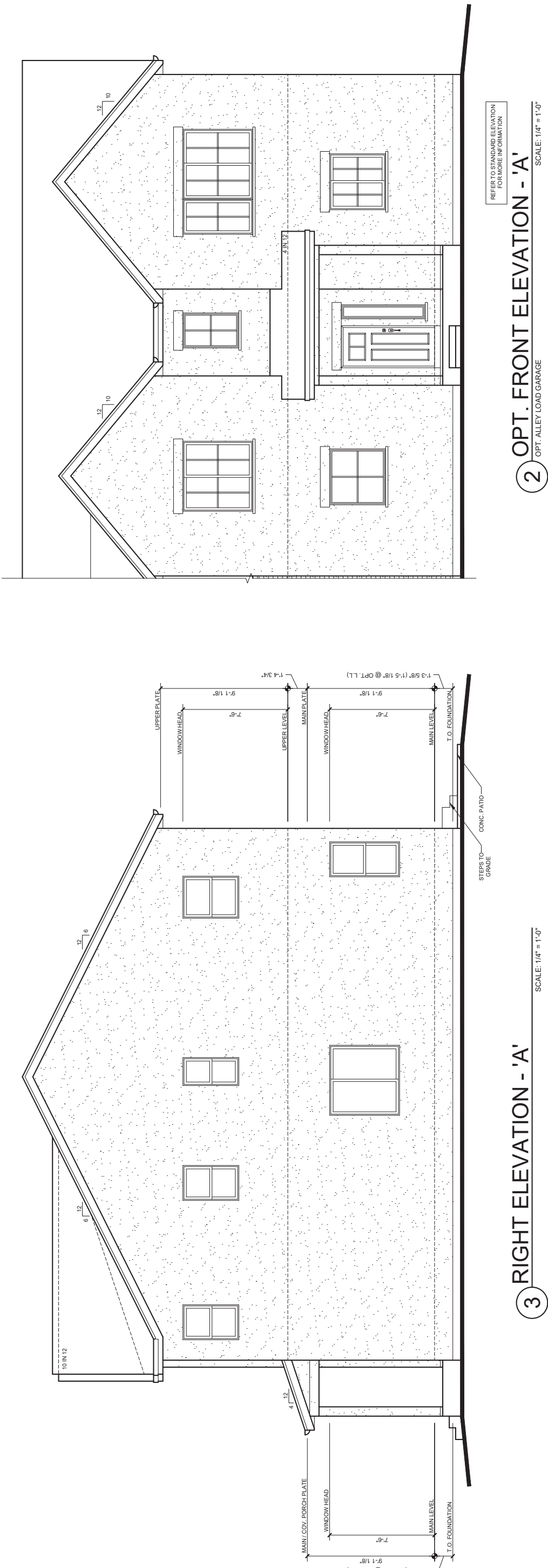
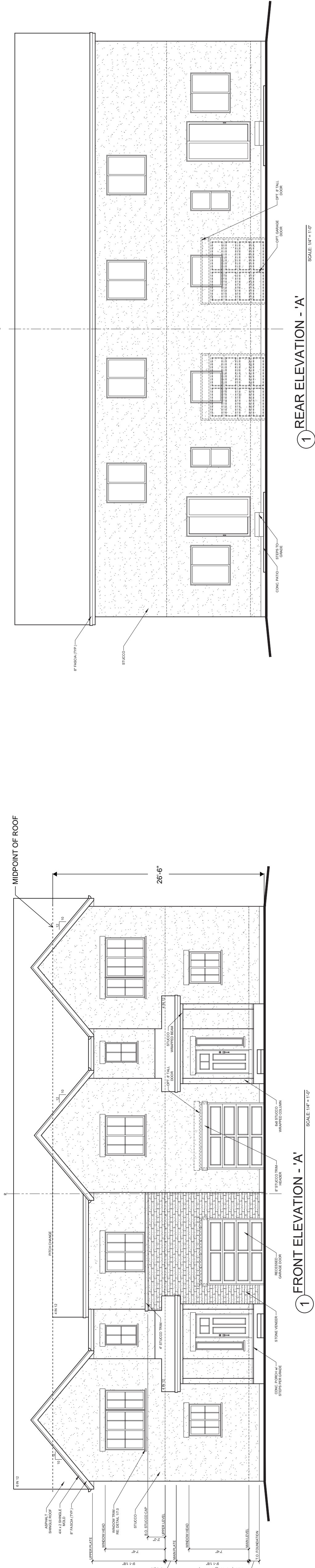
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ELEVATIONS

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WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH
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PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

PROJECT INFO

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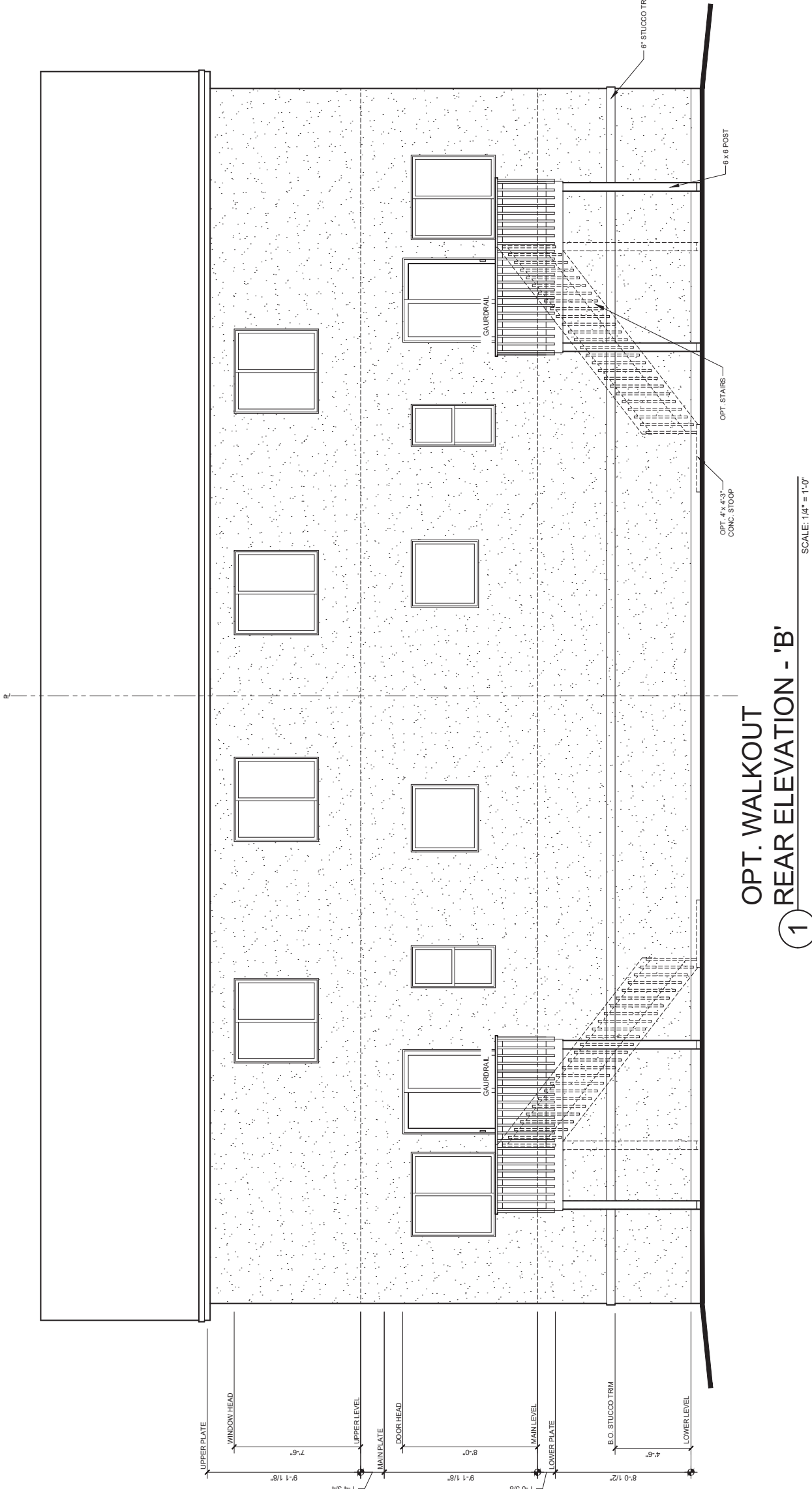
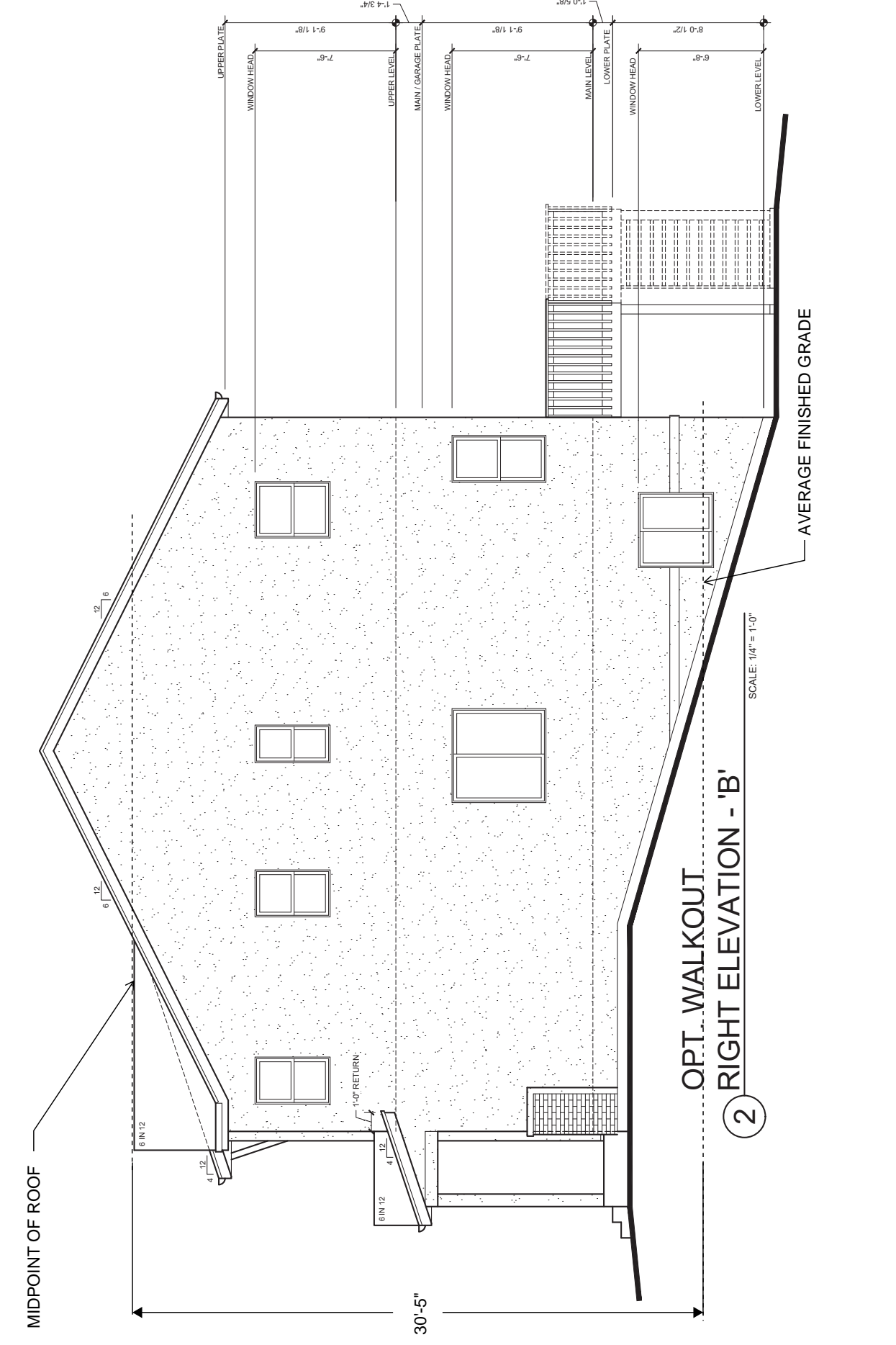
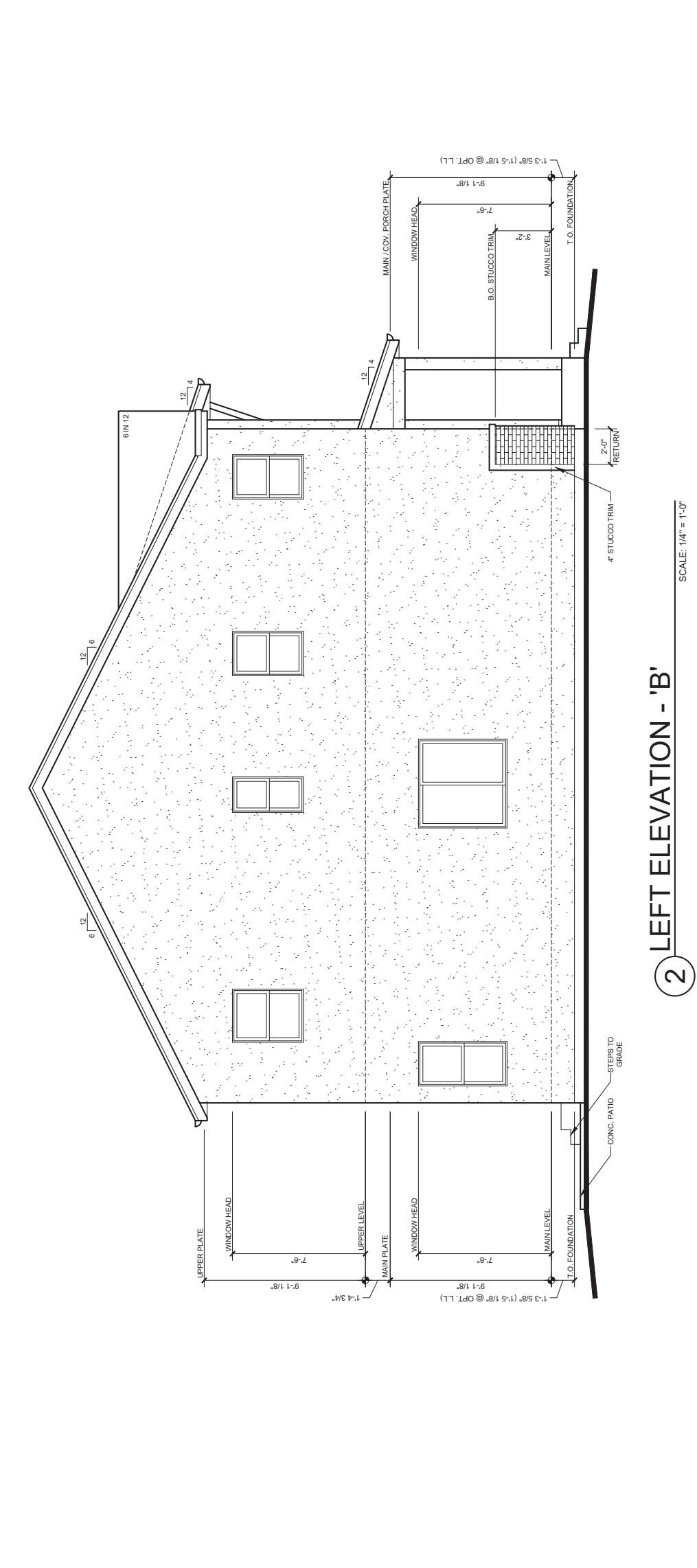
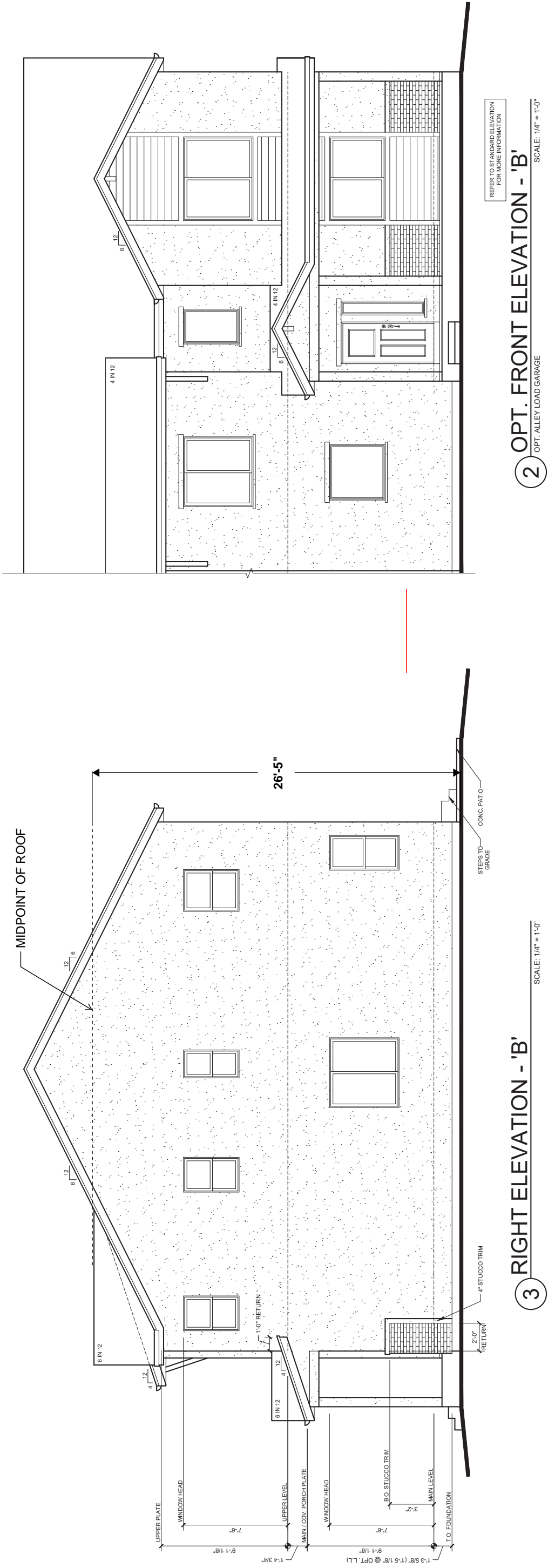
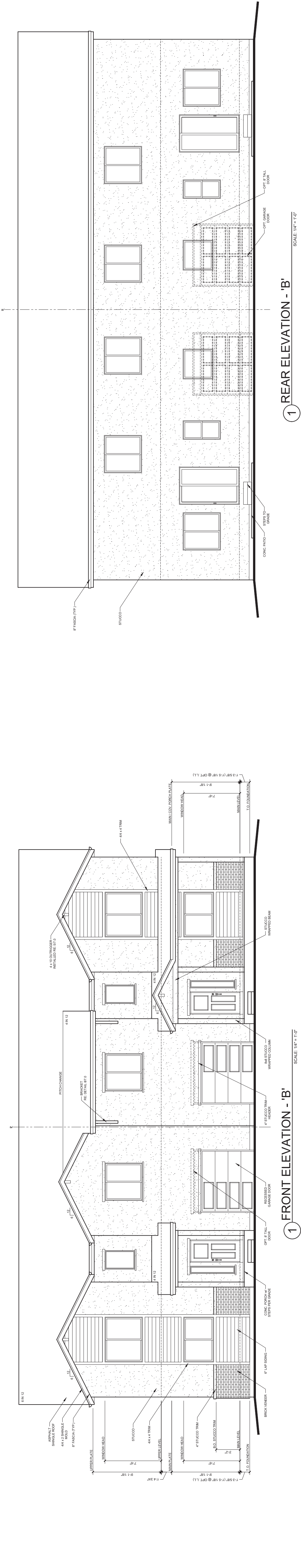
ARCHITECTURAL
ELEVATIONS

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PUDSP-22-009

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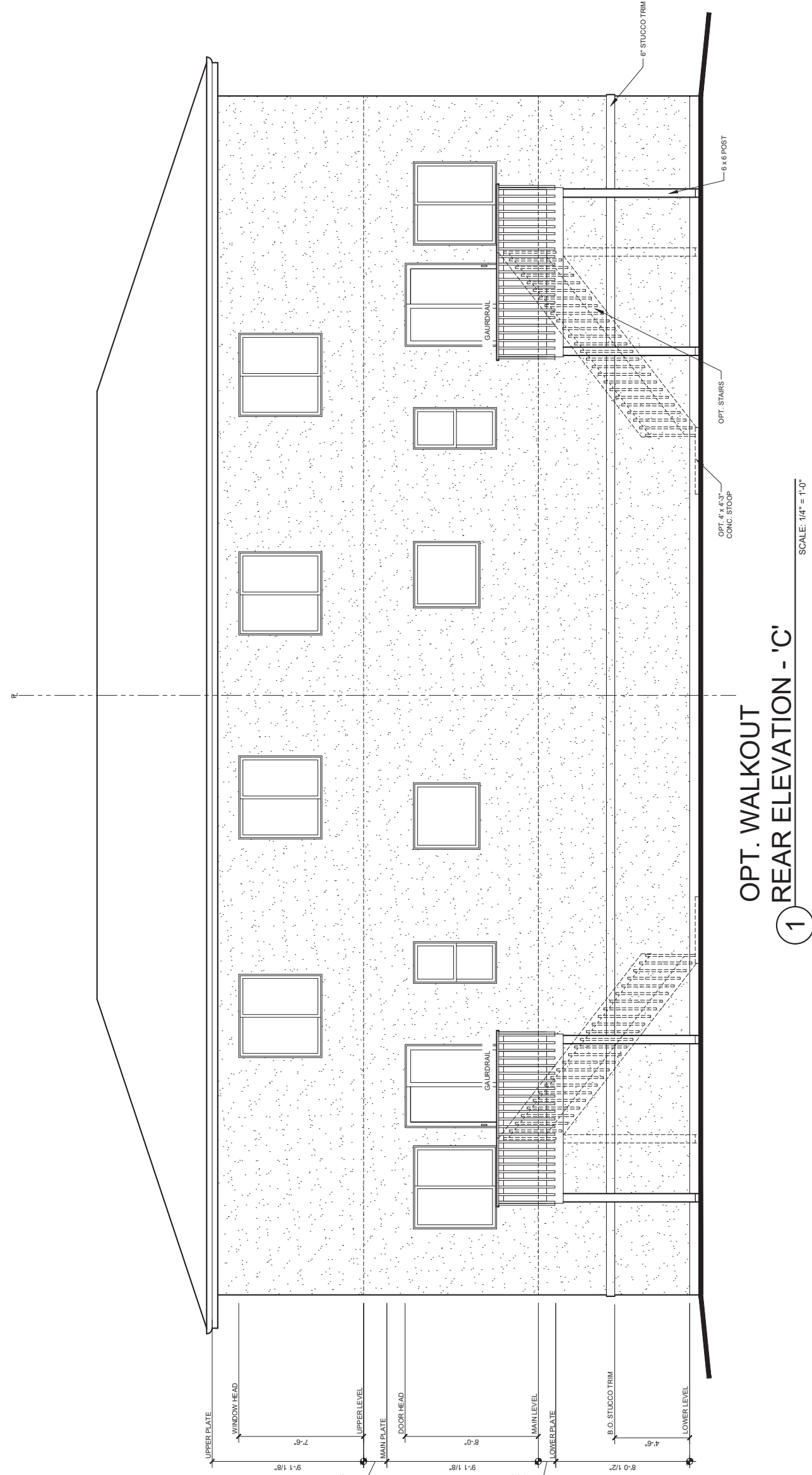
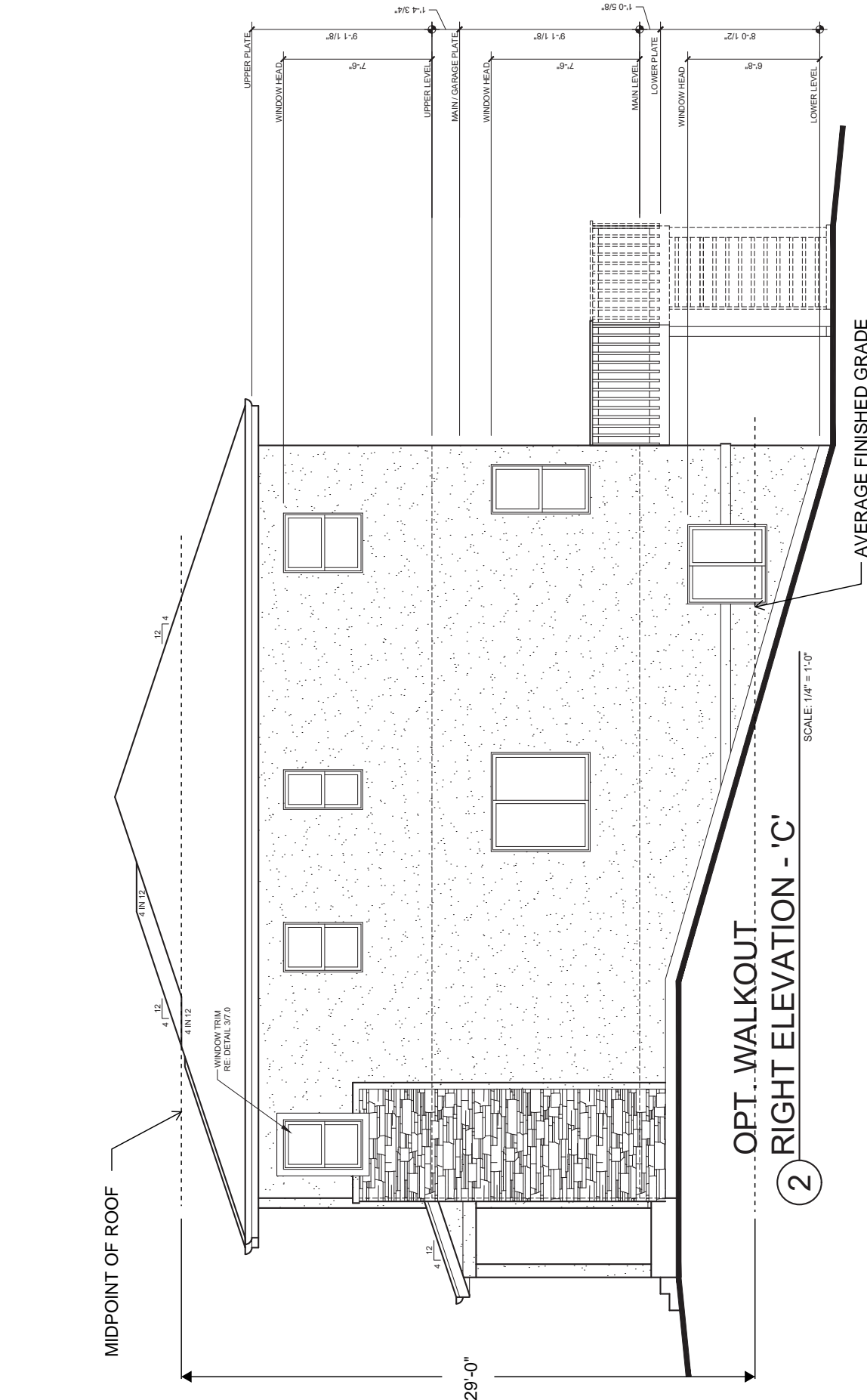
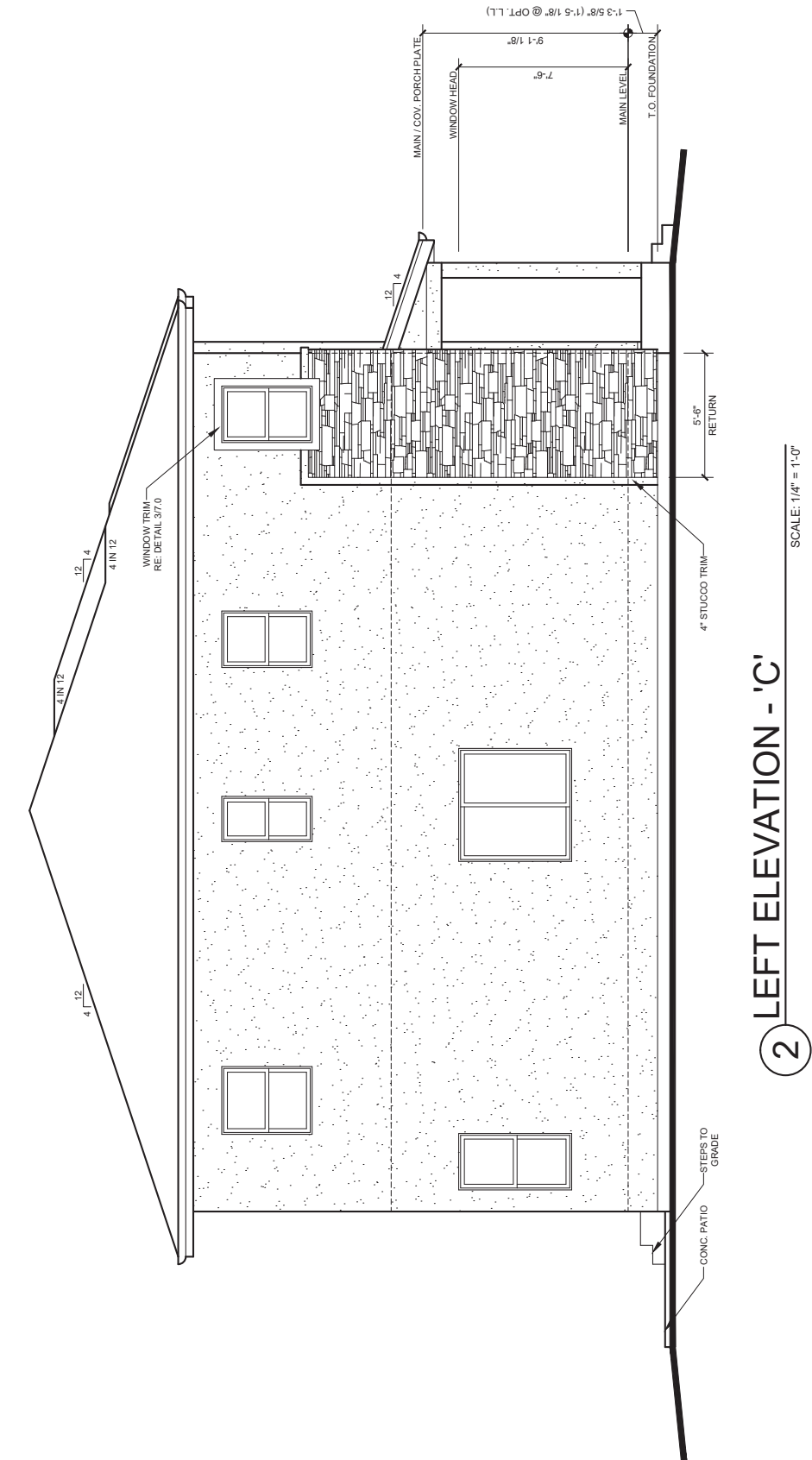
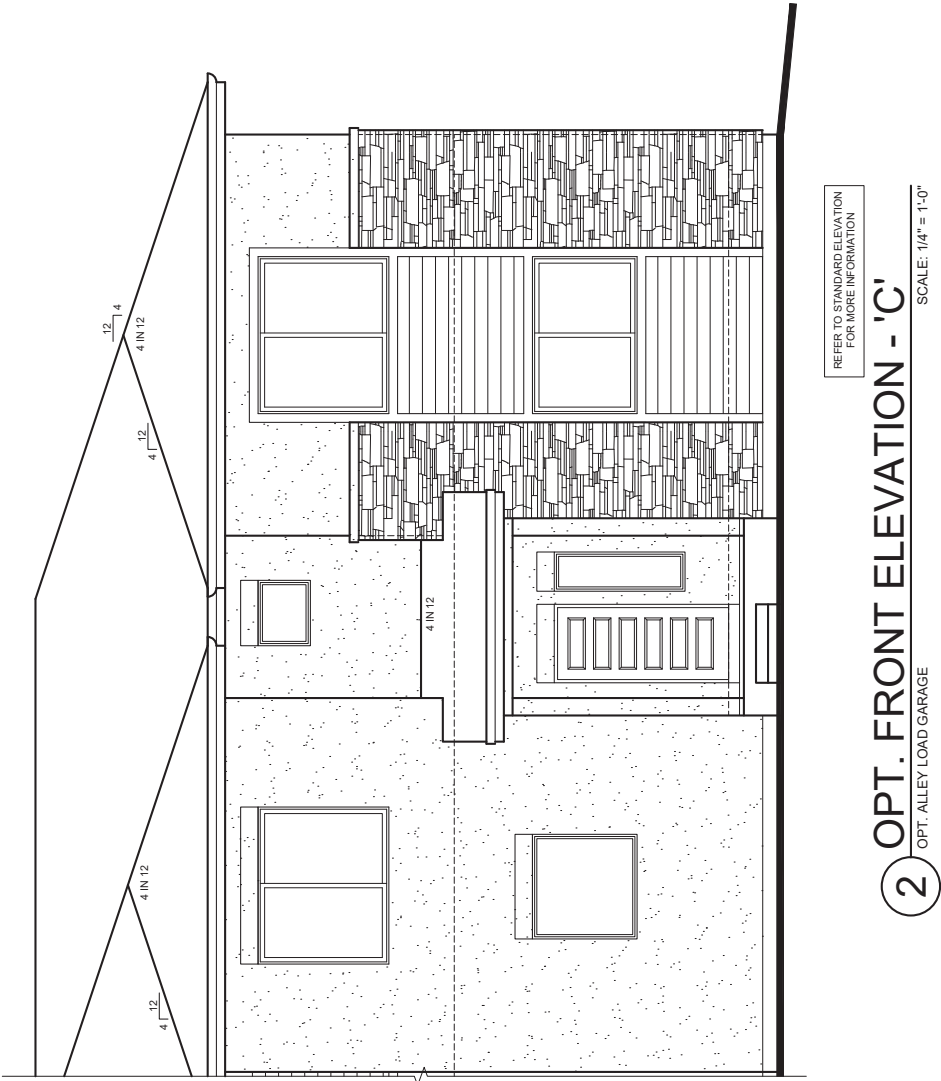
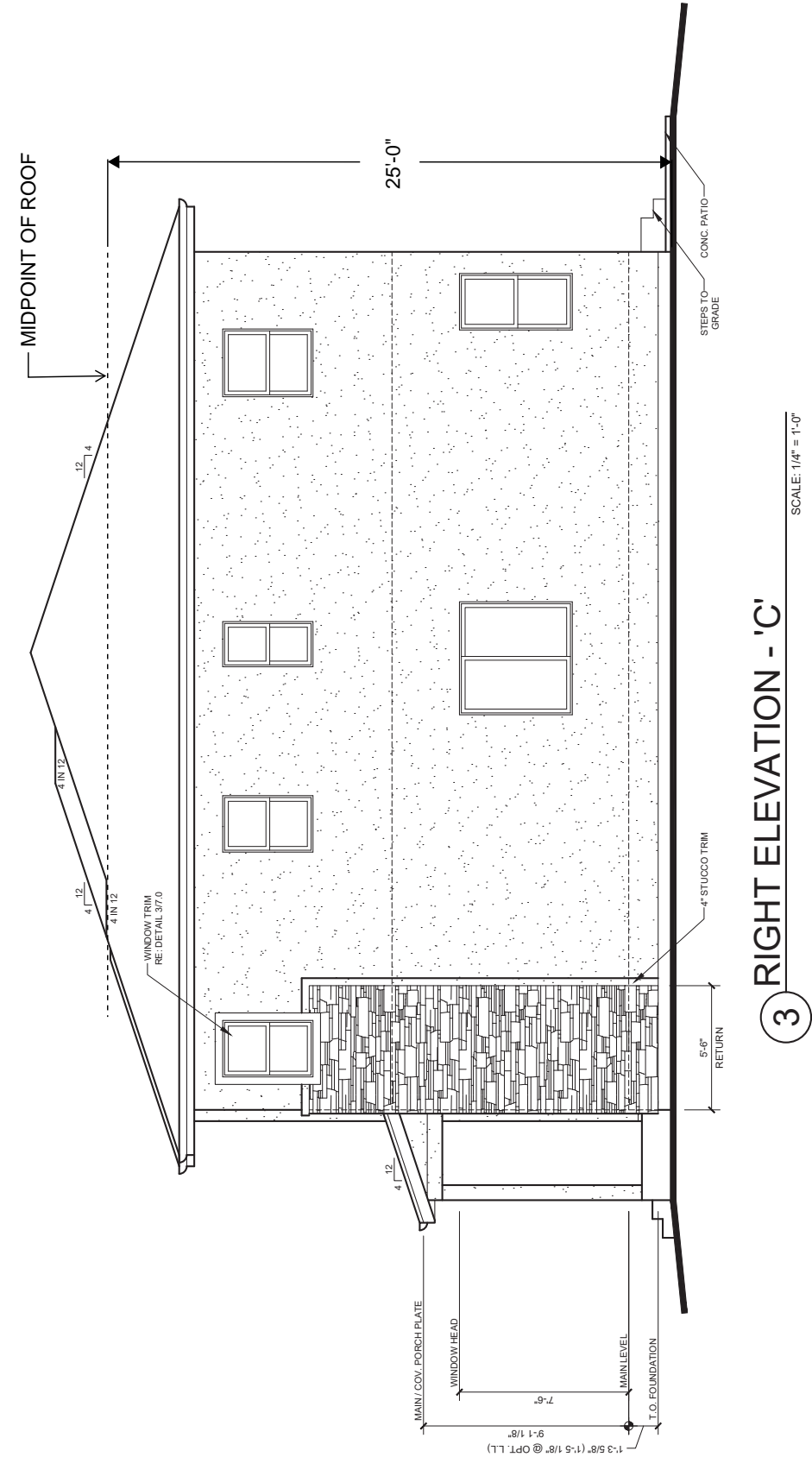
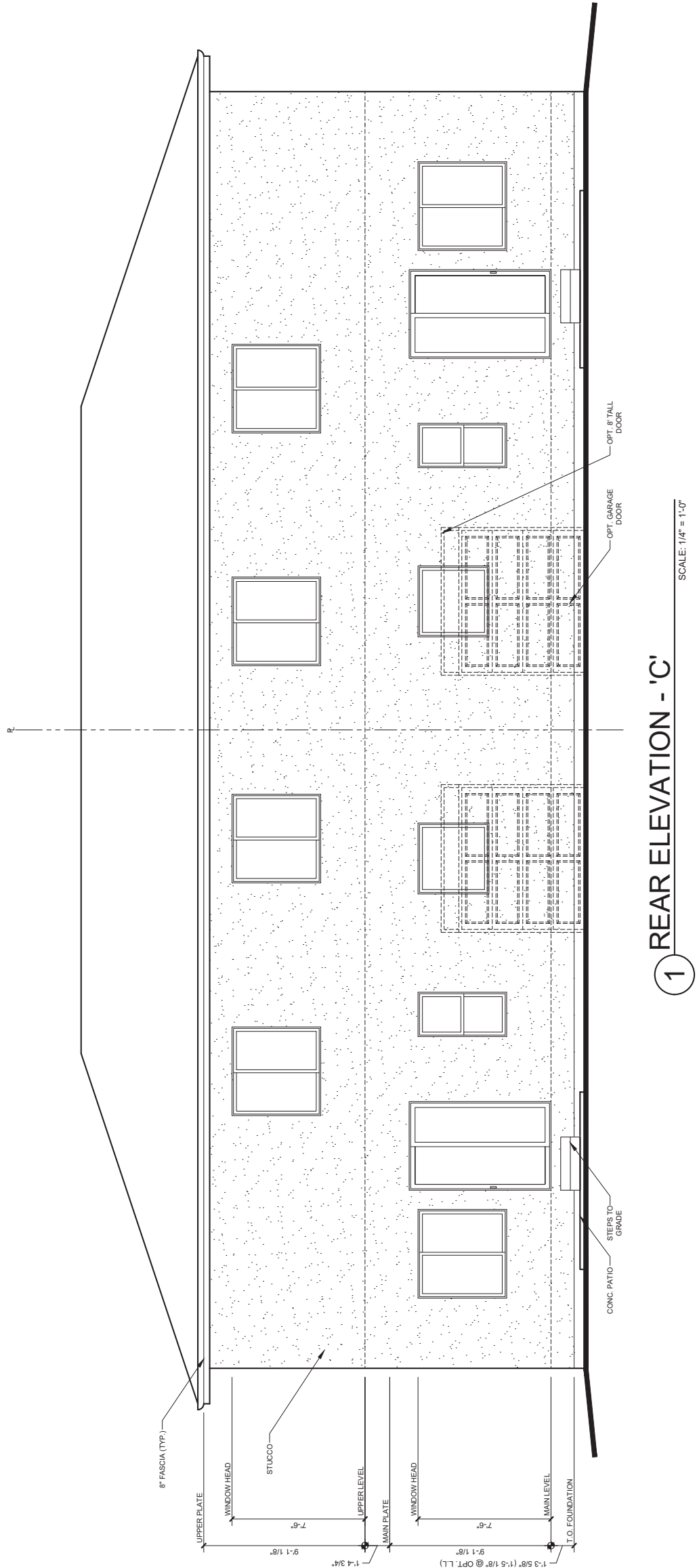
WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 SOUTH, RANGE 67 WEST, 6TH
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1/19/2023	JB5	REVISED PRODUCT TYPE

ISSUE / REVISION

ARCHITECTURAL
ELEVATIONS

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PUDSP-22-009

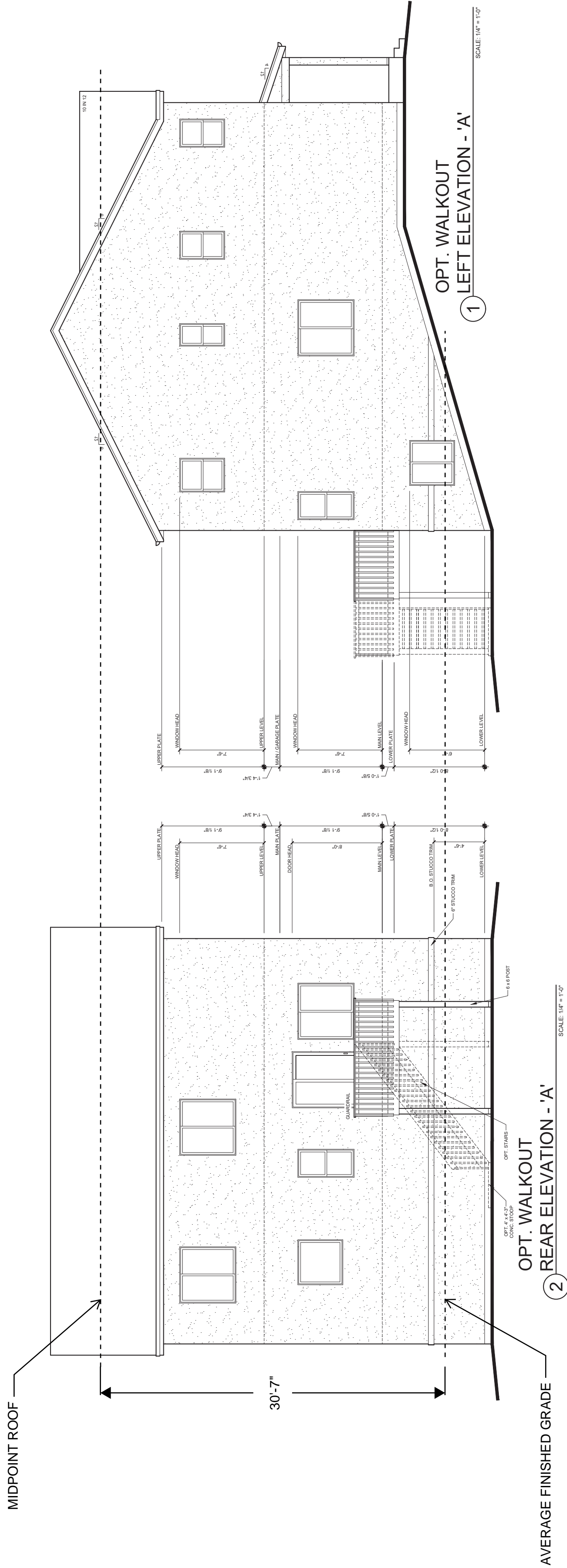
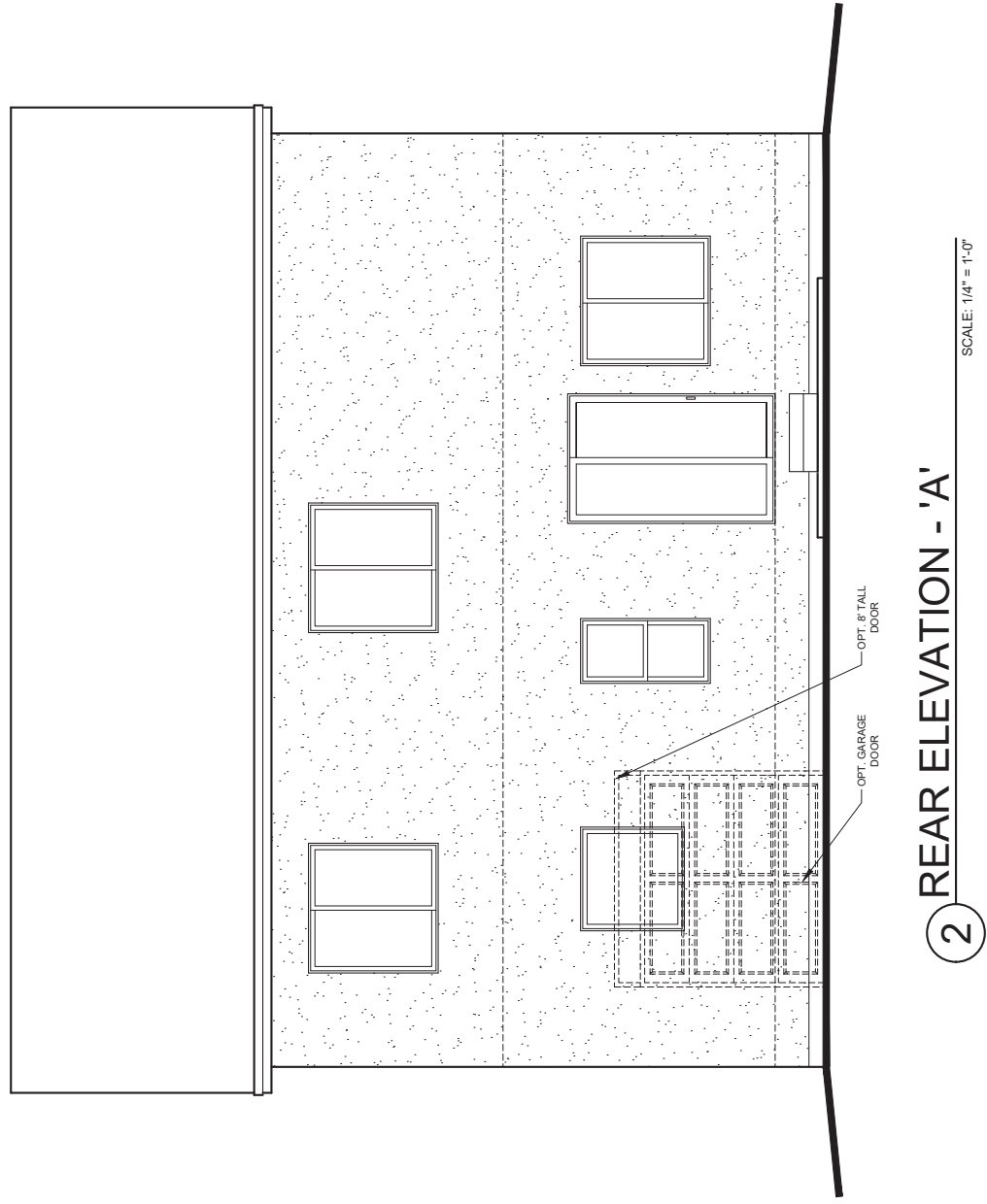
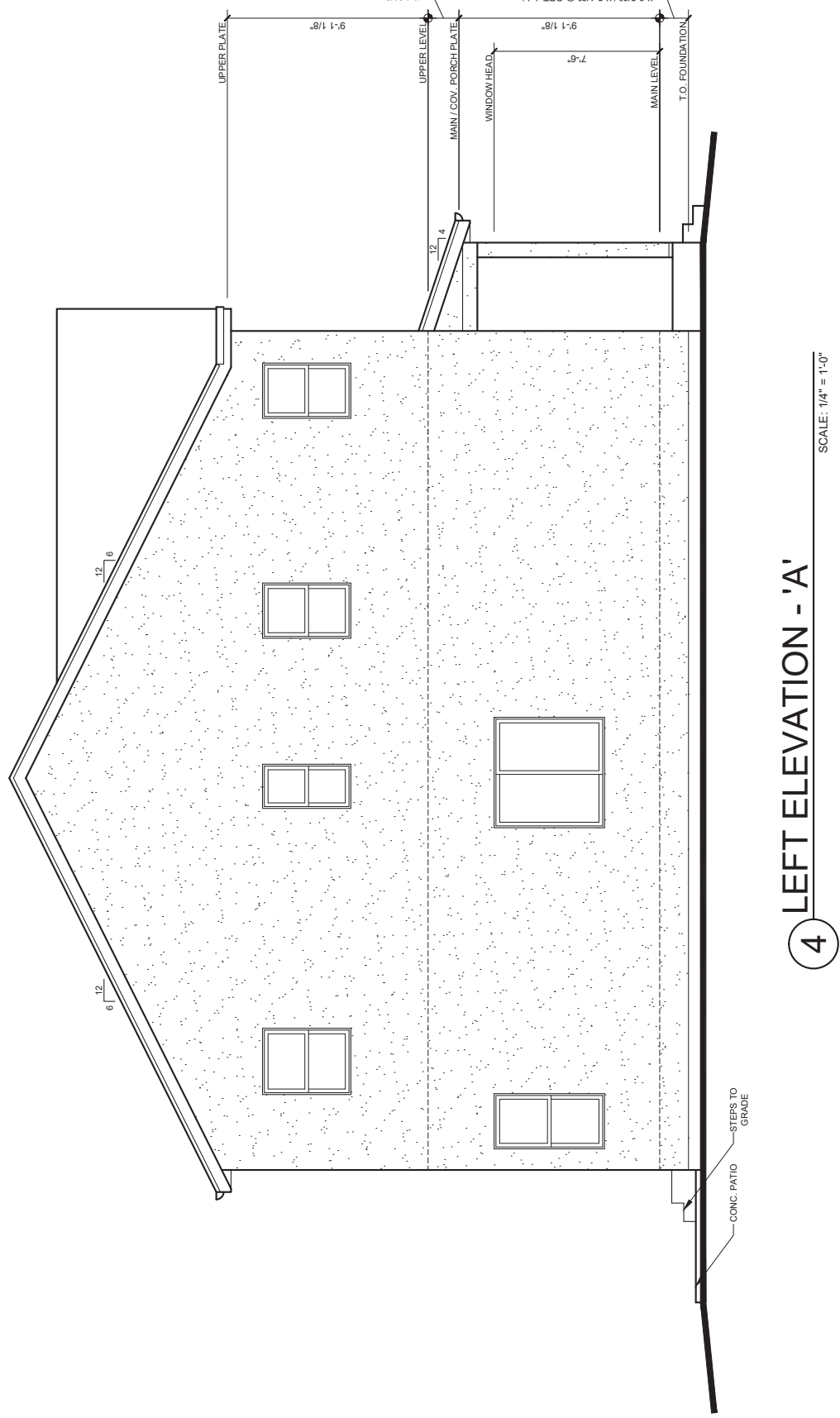
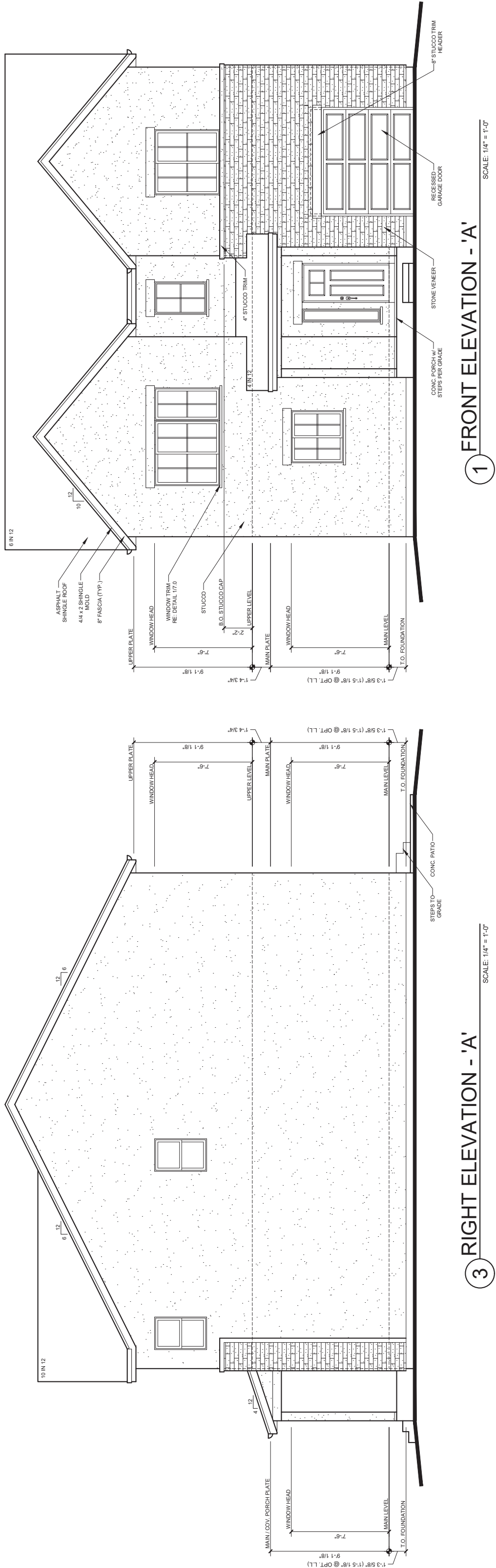
WATERSIDE AT LAKE WOODMOOR

SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH
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MONUMENT, CO

DATE: 07/15/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

LEGAL DESCRIPTION

ALL OF THE WATERSIDE CONDOMINIUMS SUBDIVISION, RECORDED IN PLAT BOOK 2, AT
PAGE 47 RECORDS OF EL PASO COUNTY, COLORADO.

SITE DATA

Tax ID Number: 7111404112 through Tax ID Number 7111404194 (83)
Area: 7.53 Acres, 327,959 S.F.
Current Zoning: R-4
Proposed Zoning: PUD
Current Land Use: Vacant
Proposed Land Use: Single Family: 3.12 AC (42%)
Private Roads & Parking: 1.35 AC (18%)
Open Space: 1.91 AC (25%)
Woodmoor Improvement Association Land Dedication: 1.15 AC (15%)

Number of Units: 44

Density: Gross 5.84 DU/AC
Net 7.19 DU/AC

Building Height: 32' Max.

WATERSIDE AT LAKE WOODMOOR

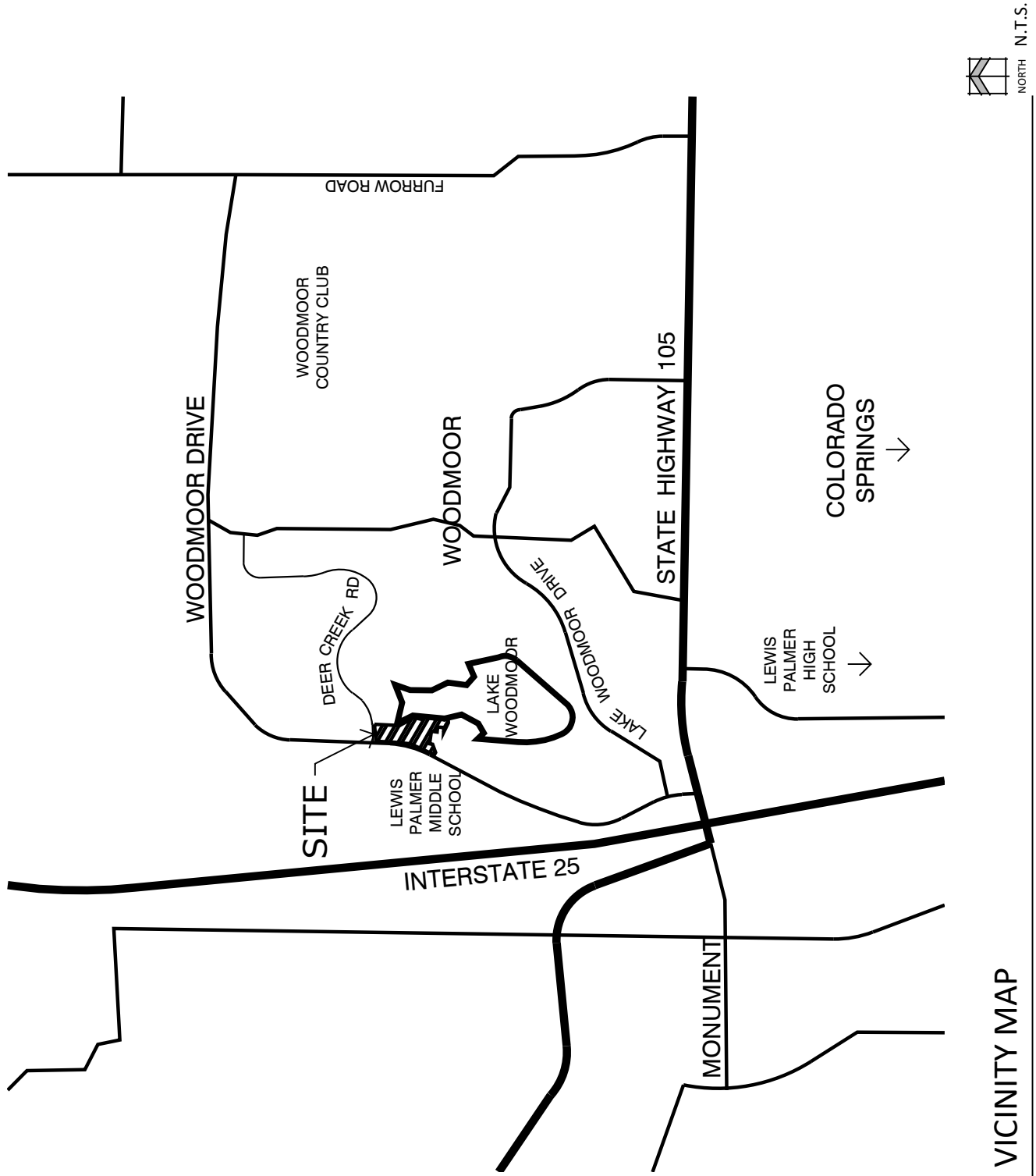
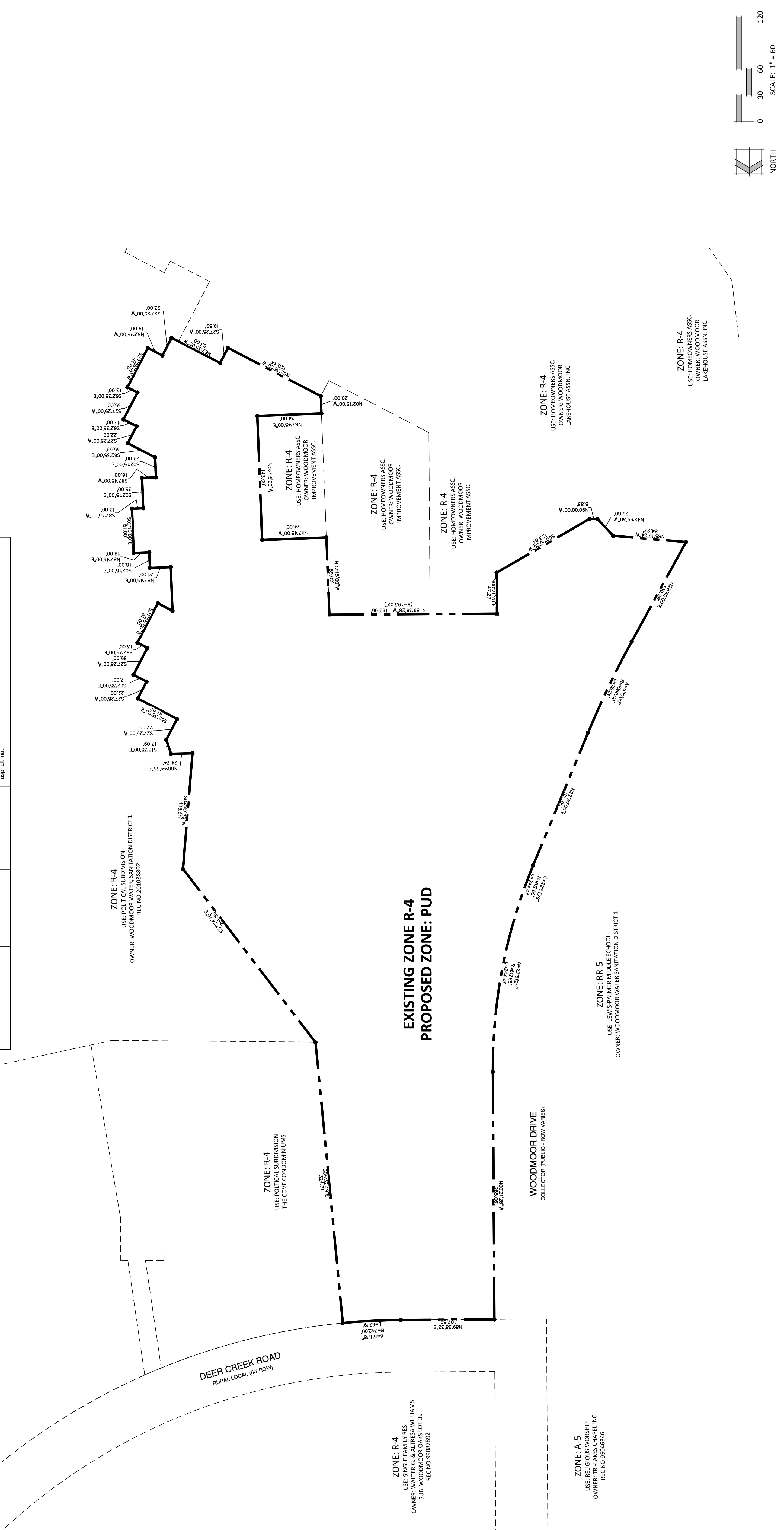
SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

PUD MODIFICATIONS

The Waterside PUD includes the following modifications to the El Paso County Land Development Code (LDC) and Engineering Criteria Manual (ECM):

LDC/ECM Section	Category	Standard	Modification	Justification
1. LDC Chapter 8.4.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only portions of this community.	Private roads provide more flexibility for the development to accommodate the unique community proposed on the site. The private roads will be owned and maintained by the HOA.
2. LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be designed and constructed to ECM standards.	Private roads and roadway terminations (see 3 and 4 below)	
3. ECM Section 2.2.4.B.7. Equiv. 2-17, ECM Table 2.7, and ECM 2.3.3.F.3 and standard detail SD_2-2	Typical Urban Local and Typical Urban Local (Low Volume) Cross Section	<ul style="list-style-type: none">50' wide right-of-way with 30' asphalt road (Local and Local Low Volume).Urban Local roadway cross-section and drawing (SP_2-2 (30' MAT))200' minimum length of cross-section between broken back corners.	22' private road with 24' asphalt mat (Local and Local Low Volume) with reduced tangent length between broken back corners.	A smaller private road cross-section best serves ROW, narrower asphalt width (Urban Local (low volume)) asphalt width, compact road design, and the use of a turnaround will achieve the goal of providing both residents and emergency responder's access. ECM standard does not take into account reduction in speed due to the turnaround. The proposed roadway cross-section and turnaround around access. A standard cul-de-sac width is almost as wide as the parcel is in the location. Reduced tangent lengths between broken back curves are located on a small private looped roadway with only 15 feet utilizing the roadway.
4. ECM Section 2.3.3.A	Roadway Terminations	Urban Cul-de-Sac -Permanent barrierhead turnarounds not permitted	Permanent barrierhead proposed on Hillingdon Heights using a 24' wide asphalt mat.	



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MONUMENT, CO

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PREPARED BY: B. SWENSON

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03/17/2023	JS	PER COUNTY COMMENTS
04/6/2023	JS	PER COUNTY COMMENTS
1/19/2024	JBS	REVISED PRODUCT TYPE
5/29/2024	JBS	PER COUNTY COMMENTS
7/22/2024	JBS	PER COUNTY COMMENTS

ZONING MAP

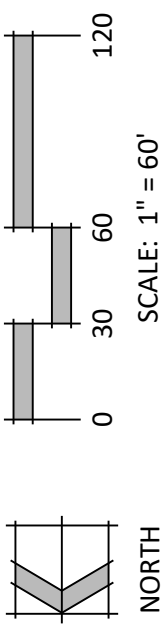
SHEET TITLE

23

23 OF 23

PUDSP-22-009

SHEET NUMBER
PLAN FILE #



County Attorney

Kenneth R. Hodges, County Attorney
719-520-6485
Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ELPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

September 24, 2024

PUDSP-22-9 Waterside at Lake Woodmoor

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Lake Woodmoor Holdings, LLC (“Applicant”), to subdivide an approximately 7.5 +/- acre tract of land into 40 multi-family units and 4 single-family units. The property is zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the Applicant estimates its annual water needs to serve this subdivision at 7.348 acre-feet/year for 40 multi-family units, 0.735 acre-feet/year for 4 single-family units as well as irrigation of 1.72 acres with an estimated 4.104 acre-feet/year for a total demand of 12.187 acre-feet per year.¹ Based on these figures, the Applicant must provide a supply of 3,656.1 acre-feet of water (12.187 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Woodmoor Water & Sanitation District No. 1. The *Water Resources Report* (“Report”) estimates the total annual water demand for the subdivision at 12.187 acre-feet/year, consisting of household uses and irrigation. Correspondence from the District in Appendix B of the *Report* states that the lower

¹ Note that this equates to an estimated demand for indoor use of 0.1837 acre-feet/year each for both multi-family and single-family homes. This is lower than the presumptive demand set forth in Section 8.4.7 of the Land Development Code, which is 0.20 acre-feet/year for multi-family and 0.26 acre-feet/year for single family.

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHERYL L. STRID
BOCC Report Packet

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
DOREY L. SPOTTS

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI V. GERINGER
ERIKA M. KEECH

demand figures cited in the WSIS are supported by the District's 2022 analysis of average water usage. The *Report* also indicates that the District's decreed Denver Basin water rights annual entitlement available for use totals 6,322.4 acre-feet per year. This amount is in addition to exchange water rights and senior surface water rights owned by the District. The total water commitment to serve existing development from Denver Basin water as of 2022 is 2,575 annual acre-feet. "...[T]he District has an excess of 3,747.4 af/yr of Denver Basin water rights annual entitlement available for future water commitments."

4. The Woodmoor Water & Sanitation District No. 1 District provided a letter of commitment dated August 26, 2024, for Waterside at Lake Woodmoor, in which the District committed to providing water service for the 40 multi-family units and 4 single-family units in an annual amount of 12.187 acre-feet per year. This commitment is contingent upon the Applicant entering into a Supplemental Water Service agreement with the District and complying with all District rules, regulations, specifications, and policies.

State Engineer's Office Opinion

5. In a letter dated July 8, 2024, the State Engineer's Office reviewed the application to subdivide the 7.5 +/- acres into 44 condominiums. The State Engineer stated that "[t]he proposed source of water for the development continues to be Woodmoor Water and Sanitation District." The State Engineer noted the estimated water demand of 12.236 acre-feet per year for the subdivision. Further, the State Engineer stated that "[p]ursuant to Section 30-28-136(1)(h)(II) C.R.S., it is the opinion of this office that the proposed water supply is expected to be adequate."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Waterside at Lake Woodmoor is 12.187 acre-feet per year for a total demand of 3,656.1 acre-feet for the subdivision for 300 years, to be supplied by Woodmoor Water & Sanitation District No. 1. **Based on the District's available water supply of approximately 3,747 annual acre-feet, but given the District's requirement of a Supplemental Water Service Agreement, the County Attorney's Office recommends a finding of conditional sufficiency as to water quantity and dependability for Waterside at Lake Woodmoor.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated August 27, 2024, the *Woodmoor Water & Sanitation District No. 1* letter dated August 26, 2024, and the

State Engineer Office's Opinion dated February 29, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.
- B. Prior to recording the final plat, Applicant must provide proof that it has entered into an approved Supplemental Water Service Agreement with the District.

cc: Ryan Howser, Project Manager, Planner

Miranda Benson

From: PCD Hearings
Sent: Tuesday, October 22, 2024 10:17 AM
To: PCD Hearings
Subject: FW: PUDSP229 Waterside: Vote NO on rezoning

From: Annette Hagopian <annettehagopian@comcast.net>
Sent: Sunday, October 20, 2024 9:19 AM
To: Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>
Cc: Kari Parsons <kariparsons@elpasoco.com>
Subject: Waterside: Vote NO on rezoning

As an EPC resident, I object to this rezoning request. I am concerned about the safety of the children walking to the school because of all the additional traffic and the lack of sidewalks. Also, the inconvenience and burden the extra traffic, inadequate parking for apartment residents, it will put on existing residents and parents driving kids to school because the roads aren't designed to handle the extra traffic, with lots of cars parked along the road. There is additional concern about the environmental impact to our limited water supply of adding additional people to the area. Did the applicant of this project state how this is consistent with the El Paso County Master Plan? Growth is OUT OF CONTROL, please be good, honest stewards of our communities and deny this request. They can and should build within the current zoning..

I hope our voices are heard and you deny this request

Thank you
Annette Hagopian



RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF A PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN
WATERSIDE AT LAKE WOODMOOR (PUDSP229)

WHEREAS, Lake Woodmoor Holdings, LLC did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County and more particularly described in Exhibit A, which is attached hereto and incorporated by reference, from the R-4 (Planned Development) zoning district to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan; and

WHEREAS, in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended) (hereinafter "Code"), A PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD Development Plan be approved as a Preliminary Plan with a conditional finding of water sufficiency for water quality, dependability, and quantity; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 17, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject Planned Unit Development Plan and Preliminary Plan; and

WHEREAS, a public hearing was held by this Board on November 14, 2024; and

WHEREAS, based upon the evidence presented, including testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.
3. The hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Code.

5. The application is in general conformity with the El Paso County Master Plan.
6. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
7. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area.
8. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use-to-use relationships.
9. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.
10. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
11. Open spaces and trails are integrated into the Development Plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
12. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.
13. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design.
14. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.
15. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the Development Plan and development guide.
16. The owner has authorized the application.

17. The proposed subdivision is in general conformance with the goals, objectives, and policies of the El Paso County Master Plan.
18. The subdivision is consistent with the purposes of the Code.
19. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
20. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
21. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of the Code.
22. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)].
23. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of the Code and the El Paso County Engineering Criteria Manual (hereinafter "ECM") are provided by the design.
24. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.
25. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM.
26. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

27. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
28. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
29. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.
30. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the R-4 (Planned Development) zoning district to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended), the Board of County Commissioners hereby approves the PUD Development Plan as a Preliminary Plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to any Final Plat approvals.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations (see attached letter dated December 9, 2022) as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 14th day of November 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

ALL OF WATERSIDE CONDOMINIUMS SUBDIVISION, RECORDED IN PLAT BOOK 2, AT PAGE 47
RECORDS OF EL PASO COUNTY, COLORADO.