

EA-
Project Name:
Meeting Date:

El Paso County
Planning & Community Development
Planning Checklist

Zoning

Existing Zone(s)

Zone	Name
CR	_____

Proposed Zone(s)

Zone	Name
_____	_____

Zoning Analysis

Subject property is zoned CR and is approximately 5.97 acres in size. Applicant is proposing to construct a 7,500 square foot church facility with a daycare center. A childcare center is a Special Use within the CR District.
The subject property is unplatted and must be platted prior to securing building permits for the proposed development.

Zoning District Requirements (density, lot size, lot design standards, building setbacks)

The CR District requires a minimum district size of 5 acres. There is no minimum lot size for the CR District.

Processing Issues

Fee(s)

Application Type

Minor Subdivision _____
Early Assistance - \$427 _____
Site Development Plan - \$2837 _____

Fee Amount

\$	4537	_____
\$		_____
\$		_____
\$		_____
Total	\$	7801

Processing Issues and Options

Application must be approved by the El Paso County Planning Commission and the El Paso County Board of County Commissioners prior to recording of the plat document.

Design and Landscaping

Site Design/Layout (Lot pattern, circulation/road design, open space, preservation of natural features, compatibility internally and with adjacent land uses)

Must comply with development standards pursuant to Table 5-5 and Section 6 of the EPC Land Development Code.

Landscaping

- Expressway, Principal arterial area depth – 25'-Trees required 1 per 20'
- Urban interchange/Intersection area depth – 25'- N/A
- Minor arterial area depth 20' – Trees required 1 per 25'
- Non-arterial area depth 10' – Trees required 1 per 30'
- Parking lot landscaping required
- Buffer between non-residential and residential districts separated by a non-arterial road or public alley

Internal Landscaping:

Internal Landscaping required pursuant to the requirements for single-family dwellings as outlined in Section 6 of the Land Development Code.

Other Landscape Requirements:

Landscaping Description:

Signage:

None currently proposed.

Lighting:

Lighting Plan required with construction drawings if parking area lighting is proposed.

Photometric Plan Required

Site Characteristics:

Vegetation:

- 30% or greater slope
- CGS review required
- Floodplain
- Noise mitigation required
- Preble's mouse

Topography: _____
 Soils/geology: _____
 Floodplain comment: _____
 Noise comment: _____

Water Quality:

Water Quality report required with Minor Subdivision application

Air Quality:

Visual Quality:

Districts

Taxing Entities

Pintbrush Hills Metro
EPC School 49
Falcon Fire
Upper Black Squirrel
EPC COnservation
EPC PID #2

Paintbrush Hills Metro - A

Proposed source of water

Central system

District name: _____

Proposed method of waste water disposal

Central system

District name: _____

Water/wastewater

comments: _____

Fire District: Falcon Fire Protection

Emergency Services Issues:

Commissioner District: _____

Code Waivers:

Relevant past history:

Parks and trails:

Annexations/Intergovernmental issues:

Policy plan recommendations:

Small area plan:

Name:

Falcon/Peyton

Plan sub-area:

Plan goals and policies:

Goal 3.1.1 Balanced Land Uses - Proposed use provides a mix of uses and serves as a buffer transition from residential properties southwest of the subject property and more dense commercial development to the east.

Recommendations:

Proposed Urban Density Development - Infill development of church property is in compliance with density standards as outlined in the Small Area Plan

Wildlife impact

Wildlife habitat descriptors level:

1

Wildlife plan name:

Notes:

Master plan for mineral extraction:

Parks master plan:

Other long range planning comments:

Wrap Up

-If subdivision is proposed, recording fees, park and school fees and road impact fees apply.

-Fees are subject to change. The fees at the time of application apply.

-Pursuant to the adopted El Paso County Road Impact Fee Program (Resolution No. 12-382), a transportation impact fee, calculated on a per trip basis, may be due at the time of building permit issuance. Starting January 1, 2020 the transportation impact fee will be due for all new construction (Resolution No. 16-454).

-The fee for any additional waiver/deviation requests (more than two) - \$550.00 each. Please note that requests for waivers and/or deviations may result in additional processing/review delay.

-Upon the actual submittal, the title commitment must be dated within 30 days of the submittal date.

-All items requested must accompany the submittal for it to be complete or the submittal will be denied.

-A temporary use permit shall be applied for and approved for any staging area associated with development, such as a sales office, construction trailer, or contractor's equipment yard, prior to scheduling of the pre construction meeting with El Paso County Planning and Community Development. If a Planned Unit Development is proposed, the temporary staging area should be shown on the development guideline and phasing plan.

-All prospective timelines for review are subject to departmental staffing and workload.

-Early Assistance is valid for 12 months from submittal of the EA application. If a project submittal is not received within 12 months, a new EA meeting will be required. An audio copy of the meeting is available by contacting the Planning and Community Development Department at (719) 520-6300.