

El Paso County
Planning & Community Development
Planning Checklist

Parcel Number: 4400000269 4400000326 4400000340

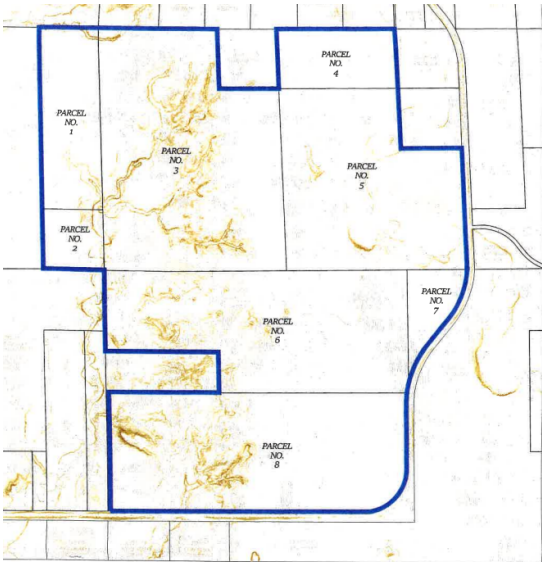
Zoning

Existing Zone(s)

Zone RR5 Name Rural Residential

Proposed Zone(s)

Zone PUD or Stra Name Multiple



PARCEL ID	SCHEDULE NO	OWNER	ACRES	ZONED
1	4400000340	NORRIS PROPERTIES LLC	120	RR-5
2	4400000341	NORRIS PROPERTIES LLC	40	RR-5
3	4400000326	NORRIS PROPERTIES LLC	440	RR-5
4	4400000269	NORRIS PROPERTIES LLC	80	RR-5
5	4400000454	NORRIS PROPERTIES LLC	319.98	RR-5
6	4400000091	NORRIS PROPERTIES LLC	353.16	RR-5
7	4500000134	NORRIS PROPERTIES LLC	40.5	RR-5
8	4500000135	NORRIS PROPERTIES LLC	389.02	RR-5
TOTAL ACREAGE			1783.1	

Zoning Analysis

Sketch Plan than straight zoning for landuses or option or PUD or PUDSP
depicting transitions in density from adj rural properties AND densisty transtiions within (Good already shows)
Chapter 4 , Section 4.2.6 for requirements of PUD
Chapter 5, Section 5.3.4 Straight Zoning RS 20000; RR-0.5, RR- 2.5 etc

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

Site specific dimesnional standrds and uses for each area depicted on PUD if not rezoned to straight zoning
PUD modifications identified in LOI, and criteria for each as well as mods listed on face of PUD plan
7.2.1.D
(i)Sketch Plan Required. A sketch plan is generally required in the following instances:
• When the development is to be staged over an extended time, with multiple phases;
*When a variety of different land uses are proposed.

Processing Issues

Fee(s)

Application Type

Sketch Plan; Rezone; PUD and Prelim ;
Plat(s)
CDs plus permits

TIS outsource \$

Fee Amount

\$
\$
\$

Road impact fees in 2021 Fee changes

\$ _____
Total \$ _____

Processing Issues and Options

Timing of Bradley Road improvements if ANY Curtis Road Improvements?

Water findings- prelim

Drainage improvements MDDP required

work with AFB

Address in LOI: Approval criteria Sketch Plan 7.2; Map Amend 5.3.4; PUD 4.2.6; Preliminary Plan -Final Plat 7.2.1; m

Design and Landscaping

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

Please show buffers, trails , open spaces, density transitions with SKP

show on SKP access to the northern & western rural areas

School site ???Ask District

Landscaping

Applicable at project levels

- ☒ 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:

See chapter 6 for SF uses & commercial landscape to be depicted on PUD /

SF Residential has less requirements to be depicted...

Other Landscape Requirements:

Landscaping Description:

Signage:

Place in easements or tracts - depict entry signs so that you are customizing your sign code verses LDC

Lighting:

Maximum 0.1 foot candle at property boundaries where adjacent to County Right of Way or residential land use

Photometric Plan Required ☐

Site Characteristics:

Vegetation:

8.4.2. Environmental Considerations

-noise; roadway

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

Topography: _____

Soils/geology: Soils/Geology LDC Sec. 8.4.9 Add appropriate note

Floodplain comment: proper BMP for construction/ LOMR

Noise comment: Noise study - Briargate and Sterling/ Vollmer

Protect Natural Features (drainage easements
in large lots) - Riparian Natural Features
Report

Water Quality:

8.4.5. Drainage Considerations and Standards ; (A) Drainage Design Concepts.

The design and operation of the drainage facilities serving a division of land shall ensure

- Historical flow patterns are maintained in a manner that will reasonably preserve the natural character of the area and prevent property damage of the type generally attributed to runoff peak flow and velocity increases, c

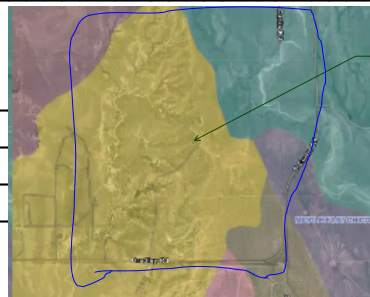
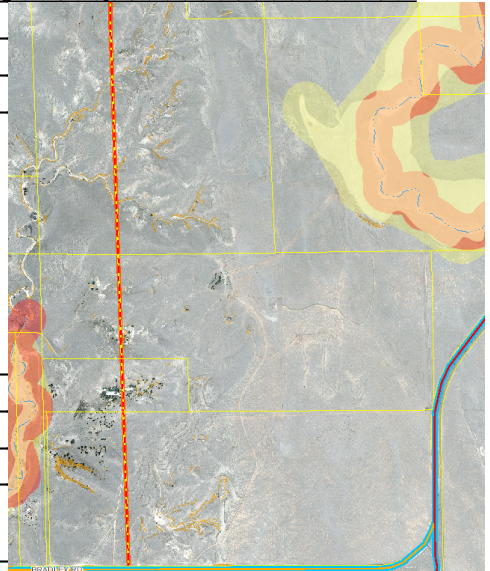
Air Quality:

Upper Williams Creek
Basin 10% DBPS

4 basins

State permits

Visual Quality:



Districts

Taxing Entities

El Paso County R & B

School No. 22 per assessor

EllicottForest Fire

EPC

Ellicott Metro

EPC Road & Bridge

Pikes Peak Library

EPC Conservation

Proposed source of water

☒ Central system

District name: ?

Proposed method of waste water disposal

☒ Central system

District name: ?

Water/wastewater

comments: Commiment letters to include number of units or lots, water usage amounts

Water report to meet 8.4.7 & waste water report to meet 8.4.8 SKP less requirements and feasibility letters

Address Water Master Plan in LOI

Fire District: Fire Protection District Commiment Req- Identify design waivers /deviations & support for them

Emergency Services Issues:

Fire Commiment

Fire Protection Report Req

Commissioner District: 4

Code Waivers:

Address as PUD modifications if PUD in LOI and in table on face of PUD or waivers if straight zone

Deviations in LOI

Relevant past history:

Master Traffic Study evaluating HWY 94, Powers, Curtis & Bradley

ECM.B. 2.4

Water Master Plan (2018): Address in Letter of Intent; Application Criteria for approval

Review of Projects (Many Goals and Policies are applicable to a project)

1. Where is the project (refer to region)
2. What is their water supply (central, wells, by whom)
3. If they are a central supplier, how have they addressed Section 3 (efficiencies, cooperation, reuse, storage, interconnection)
4. What standards of Section 4 are applicable, especially for groundwater (quality, economic life, sustainability)
5. How has the applicant addressed water supply needs at full buildout. Chapter 5
6. Have they planned for the project or the area to ensure adequate water in the future (efficiency, drought planning, conservation, flexibility in design, reuse, participating in regional water supply planning, renewable water partnerships and development, etc)

EPC Master Plan (2021): Address in Letter of Intent; Application Criteria for approval

Character

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Land Uses

Primary

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

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

Placetypes

Character

The Rural placetype comprises ranchland, farms, and other agricultural uses. The primary land use in this placetype is agriculture however residential uses such as farm homesteads and estate residential are allowed as support uses. Residential lot development within the Rural placetype typically cover 35 acres or more per two units with the minimum lot area consisting of 5-acres per unit. The Rural placetype covers most of the eastern half of the County.

Rural areas typically rely on well and septic and parcels for residential development tend to be substantial in size. Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents.

The agricultural lands that Rural areas contain represent a valuable economic resource and unique lifestyle that should be preserved. The Rural placetype includes agricultural lands which represent a valuable economic resource and allow for a unique lifestyle that should be preserved. As growth occurs, some Rural areas may develop and transition to another placetype, however leapfrog development should be discouraged, by pro-actively permitting changing areas contiguous to existing development to another placetype.

Land Uses

Primary

- Agriculture
- Parks/Open Space
- Farm/Homestead Residential

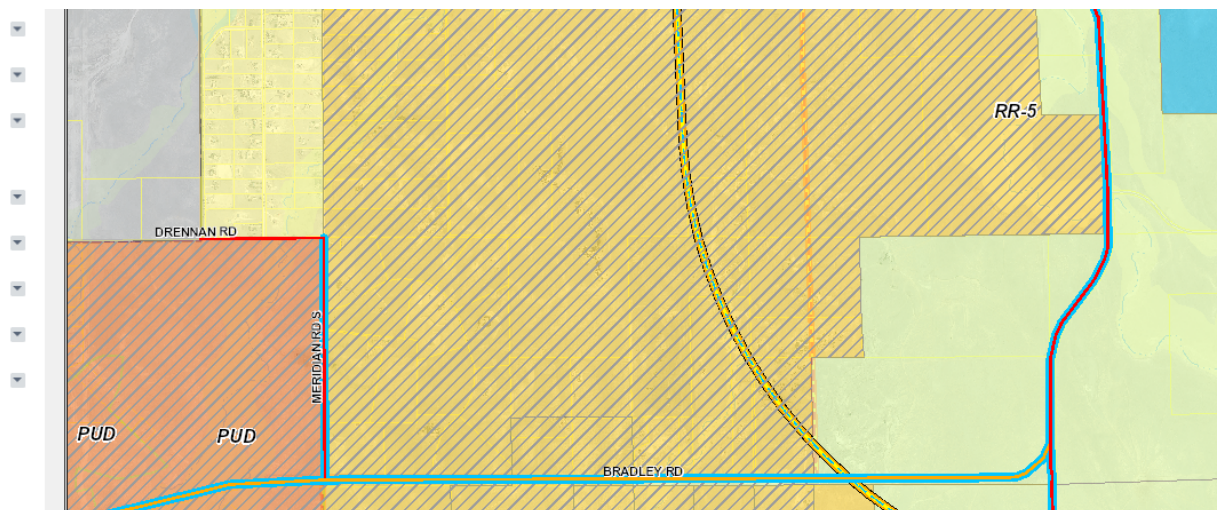
Supporting

- Estate Residential (Minimum 1 unit/5-acres)
- Institutional

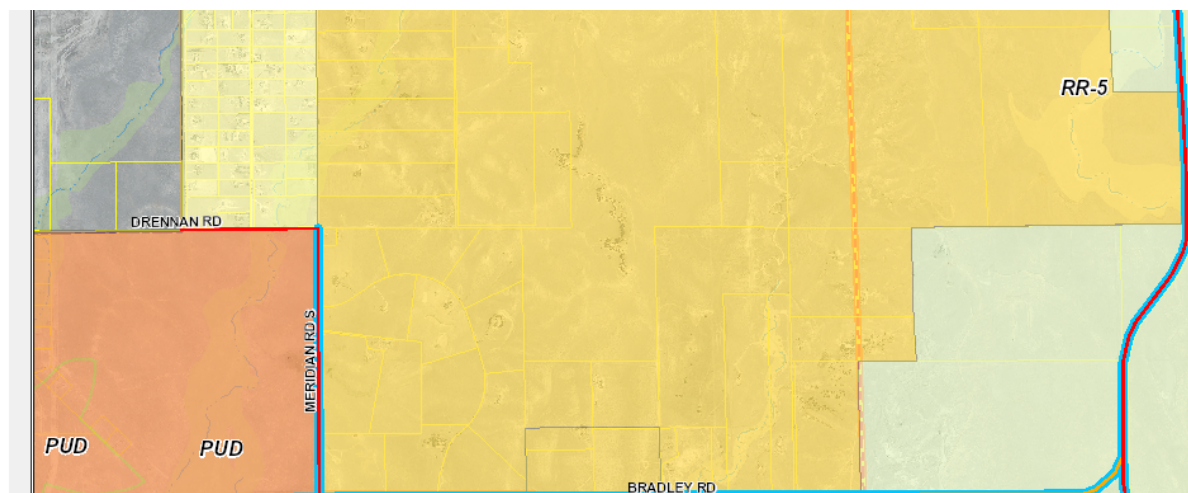
PLACETYPES	LAND USES													
	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism/Commercial	Office	Light Industrial/Business Park	Heavy Industrial
Rural	●	●	○											●
Large-Lot	○			●				○	○					○
Suburban				●	○	○		○	○					○
Urban Residential				●	●	●	○	○	○		○			○
Rural Center				●	○	○		●	●					●
Regional Center					○	●	○	●	●	●	○			○
Employment Center							○	○	○		●	●	●	
Regional Open Space														●
Mountain Interface			○					○	○	○	○			○
Military				○	○	●		○	○	○	○	●	○	○
Utility													○	●

● Primary Land Use: More prominent and play a pivotal role in
○ Supporting Land Use: Less prevalent and serve to

- ☒ Planning Features
- ☒ Master Plan Layers
 - ☒ Priority Development Areas
 - ☒ Housing and Communities Framework
 - ☒ Military Reservation Buffer
 - ☐ Areas Of Change
 - ☐ KeyAreas
 - ☒ Placetypes
 - Rural
 - Large-Lot Residential
 - Suburban Residential
 - Urban Residential



- ☒ Housing and Communities Framework
 - Mountain Interface
 - Rural
 - Large-Lot Residential
 - Suburban Residential
 - Urban Residential
- ☐ Military Reservation Buffer
- ☐ Areas Of Change
- ☐ KeyAreas
 - Military Installations
 - Potential Areas for Annexation
 - Enclaves or Near Enclaves
 - Small Towns & Rural Communities



KEY AREAS

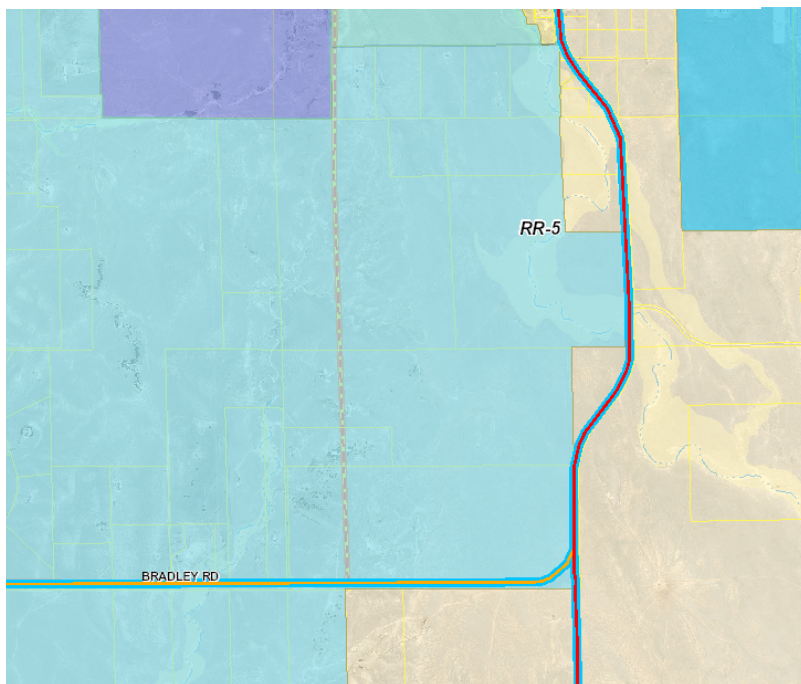
These Key Areas have influence on planning in the County and in the use and development of adjacent and nearby areas. Key Areas inform land use and development decision-making and are considerations that must be taken into account when planning for the future, regardless of the type of land use or development being considered.

- ☒ Planning Features
- ☒ Master Plan Layers
 - ☐ Priority Development Areas
 - ☐ Housing and Communities Framework
 - ☐ Military Reservation Buffer
 - ☐ Areas Of Change
 - ☒ KeyAreas
 - Military Installations
 - Potential Areas for Annexation
 - Enclaves or Near Enclaves
 - Small Towns & Rural Communities
 - Fountain Creek Watershed Flt Control & Greenway District
 - Forested Area
 - Pikes Peak Influence Area
 - Tri-Lakes Area
 - Colorado Springs Airport/Pete Field
 - Uncommon Natural Resource
- ☐ Placetypes
 - Rural

Potential Areas for Annexation

A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.



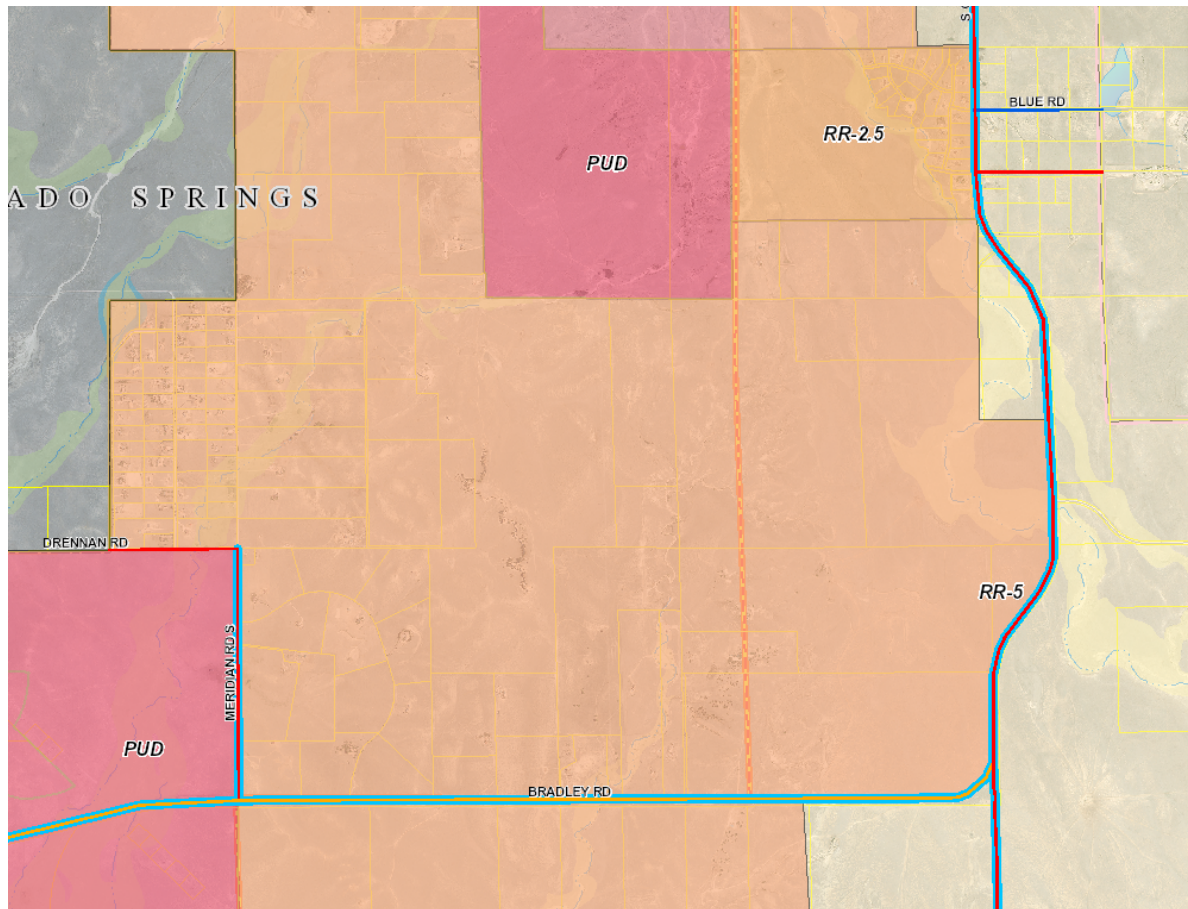
Guidance for Evaluating Land Use Applications

The **Master Plan** should be relied upon for guidance when considering land use applications and determining consistency with the **Plan** should be added to the Land Development Code as one of the criteria for approval when taking formal action to approve or deny a land use application. By using the **Master Plan** as an evaluation tool and decision-making guide, questions like those below can help determine land use compatibility and overall appropriateness and desirability from a planning perspective:

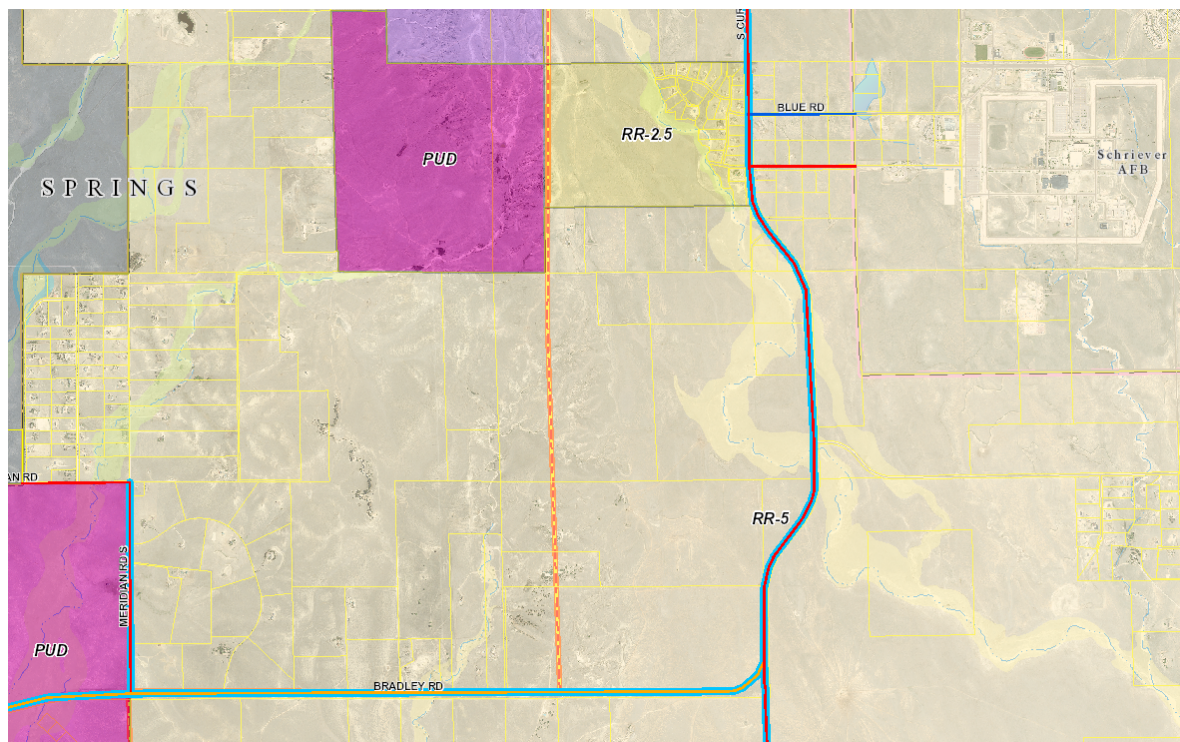
- Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?
- Does the proposed use promote the level of change identified in the Areas of Change map?
- Does the use fall within the primary or supporting land uses within the identified Placetype? Is the proposed use consistent with the character and objectives of the Placetype?
- Is the use located within a Priority Annexation Area? If so, how does the nearby municipality plan for or otherwise address the subject property and does the proposed use align with the municipality's plan(s)?
- Is the use located within a Housing Priority Development Area? If so, is the proposed use one of the identified housing types for the area?
- Is the use located within a Commercial Priority Development Area? If so, is the proposed use one of the identified commercial uses for the area?
- Is the use located within an Employment Priority Development Area? If so, is the proposed use one of the identified employment-focused uses for the area?
- Is there existing infrastructure to which the proposed development can connect? If so, is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?
- Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?
- Does the proposed use/development incorporate appropriate conservation design principles as identified in the **Master Plan**?
- Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the **Master Plan**?
- Does the proposed use/development support the Implementation Objectives and Specific Strategies of the **Master Plan**?

Policies. Goals. Objectives from Chapter 14 Please choose your own from Chapter 14 in addition to other chapters in the Master Plan document- such as Key Areas Placetype Housing and Communities Framework etc

CITY Annexation Map: City of Colorado Springs emailed they will attend EA



RR5 surrounded by RR5 AFB near and in the buffer zone



address w a senternce in LOI from Geo reprot w SP

<https://communityservices.elpasoco.com/parks-planning/>

<https://planningdevelopment.elpasoco.com/resources-and-references/#1516982901804-b4515a8b-c022>

- 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. 19-471), 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 in EDARP.