

EA-21-172
Windermere
Phase 2

El Paso County
Planning & Community
Planning Commission



Parcel Number: _____

Zoning

Existing Zone(s)

Zone

Name

Proposed Zone(s)

Zone

Name

Zoning Analysis

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

See Below Please

Fee(s)

Application Type

Fee Amount

\$ _____
\$ _____
\$ _____

Zoning Dimensional Standards

Zoning District	Maximum Density (DU/acre)	Minimum Lot Size		Minimum Setbacks Principal(Accessory) ^{14,3}			Maximum Lot Coverage	Maximum Height
		Area ¹	Width (at front setback line)	Front	Rear	Side		

Residential Multifamily Zoning Districts

RM-12	12	3,500 sq ft ^{8,13}	35 ft	15 ft ^{10,13}	20 ft ^{10,13}	10 ft ^{10,13}	70%	40 ft
RM-30	30	5,000 sq ft ^{9,13}	75 ft	25 ft ^{10,13}	15 ft ^{10,13}	15 ft ^{10,13}	60%	40 ft

⁸The minimum lot area of 3,500 square feet applies to single family attached dwellings. The minimum lot area for single-family detached dwelling units is 5,000 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

⁹Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

¹⁰The minimum distance between buildings shall be 10 feet.

¹³If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. A 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.

Prelim Plan BOCC
RES 21-105

5. **The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.**
6. **The applicants shall construct a 6 (six) to 8 (eight)-foot pre-cast noise wall to reduce the noise decibels below 66dB along the single-family lots adjacent to Marksheffel Road. The applicant shall provide an updated noise study adjacent to North Carefree Circle at the time of the final plat submittal to assess the noise decibel level for the lots adjacent to North Carefree Circle.**
7. **The applicants shall provide a final landscape plan at the time of the final plat submittal.**
8. **Developer shall participate in a fair and equitable manner in offsite transportation improvements within unincorporated El Paso County, to be verified and approved with an updated traffic impact analysis provided with each final plat within the Windermere development.**
9. **The private detention pond maintenance agreement, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the issuance of the Pre-development Site Grading Construction Permit.**

5TH P.M.

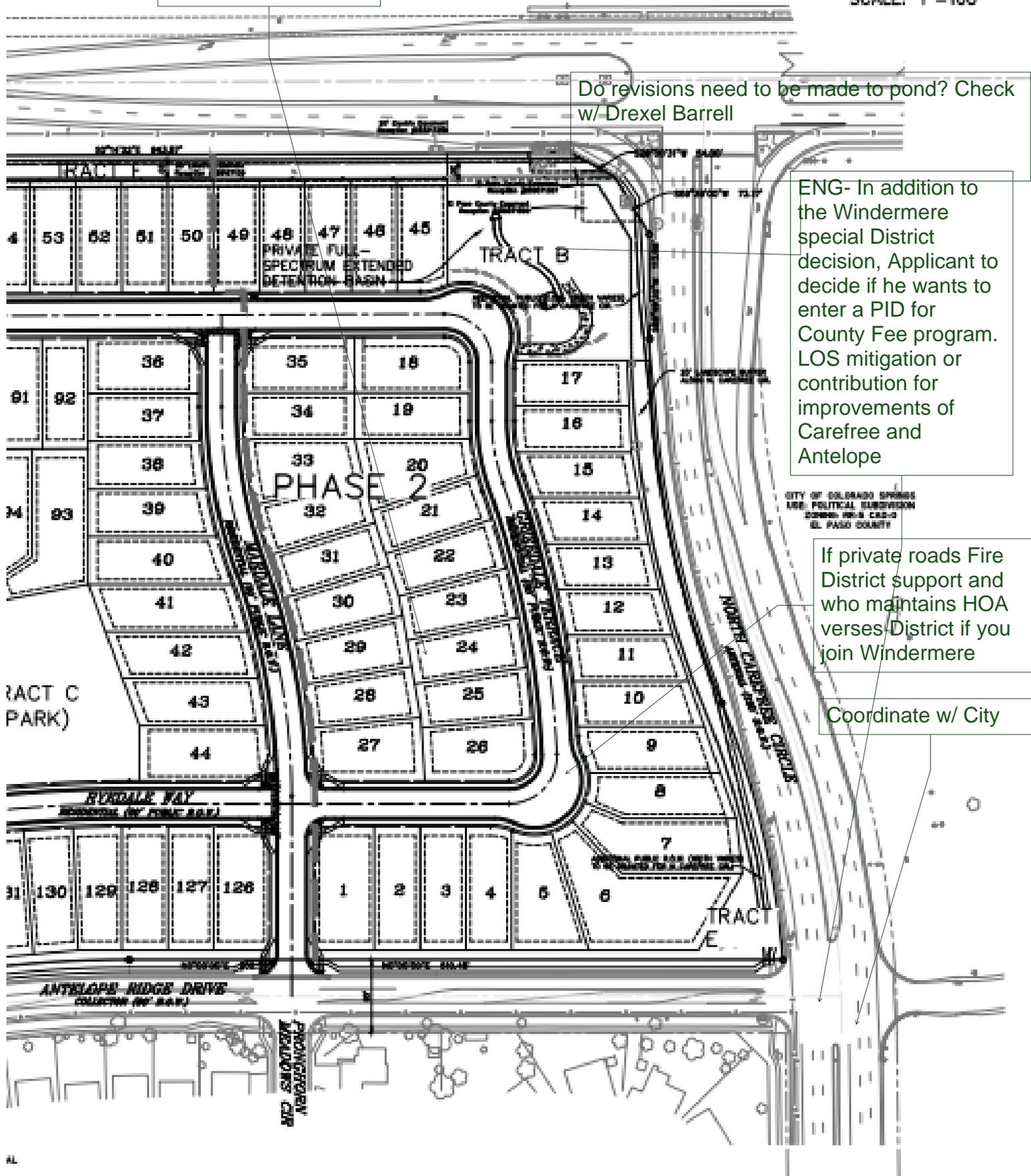
APPROVED
Preliminary Plan
SP-19-3

BLK NO 2 LLE
USE: ALL GRAZING LAND
ZONING: RUS (RURAL RESIDUAL)
CITY OF COLORADO SPRINGS

100 50 0 100



SCALE: 1"=100'



Do revisions need to be made to pond? Check w/ Drexel Barrell

ENG- In addition to the Windermere special District decision, Applicant to decide if he wants to enter a PID for County Fee program. LOS mitigation or contribution for improvements of Carefree and Antelope

If private roads Fire District support and who maintains HOA verses District if you join Windermere

Coordinate w/ City

\$ _____
Total \$ _____

Processing Issues and Options

Design and Landscaping

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

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:

Other Landscape Requirements:

Landscaping Description:

Signage:

Lighting:

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: _____

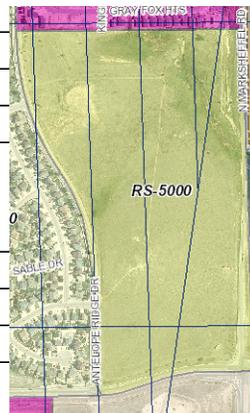
Carry notes from prelim plan onto plat

Carefree/ CAD
Overlay Noise

Water Quality:

Air Quality:

Visual Quality:



Districts

Taxing Entities

TAXING ENTITY	LEVY	CONTACT NAME/
EL PASO COUNTY	7.755	FINANCIAL SERVI
EPC ROAD & BRIDGE (UNSHARED)	0.330	-
EL PASO COUNTY SCHOOL NO 49	43.021	BRETT RIDGWAY
PIKES PEAK LIBRARY	3.855	MIKE VARNET
FALCON FIRE PROTECTION	14.886	TRENT HARWIG
CHEROKEE METROPOLITAN	0.000	AMY LATHEN
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON

Proposed source of water

Central system

District name: _____

Proposed method of waste water disposal

Central system

District name: _____

Water/wastewater

comments: _____

Fire District: _____

Emergency Services Issues:

Commissioner District: _____

Code Waivers:

Relevant past history:

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*?

Place Type Character

PLACETYPE: URBAN RESIDENTIAL

The Urban Residential placetype offers an opportunity for El Paso County to redefine its growth areas through highly desirable, connected, and complete neighborhoods with a mix of housing products and density.

Character

The Urban Residential placetype consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Urban Residential placetype provides for a mix of development densities and housing types within a neighborhood. Urban Residential placetypes generally support accessory dwelling units as well. The dense urban development and high intensity of existing Urban Residential areas make it difficult to distinguish them from adjacent incorporated areas. The development of an Urban Residential placetype will strongly depend upon availability of water and wastewater services.

An interconnected network of pedestrian and bicycle infrastructure make Urban neighborhoods walkable internally and well-connected to adjacent placetypes. Highly accessible parks and open space are integrated throughout the neighborhood. Neighborhood-serving retail areas in this placetype should be conveniently connected and accessible to residents of the nearby neighborhood. Commercial uses should be located along main or perimeter streets rather than imbedded within primarily residential areas. Cimarron Hills is the most prominent example of this placetype.

Land Uses

Primary

- Single-family Detached Residential (5 units/acre or more)
- Single-family Attached Residential
- Multifamily Residential

Supporting

- Mixed Use
- Restaurant
- Commercial Retail
- Commercial Service
- Institutional
- Parks
- Office

Policies. Goals. Objectives from Chapter 14 (examples below: Please choose your own from Chapter 14 in addition to other chapters in the Master Plan document)

Objective HC2-1: While large expanses of undeveloped land exist throughout the County, particularly in the Rural placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods.

Housing & Communities Continued

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal HC4.

Support aging-in-place housing options to meet residents' needs through all stages of life.

Objectives

Objective HC4-1: Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

Objective HC4-2: Duplexes, townhomes, multifamily apartments, condominiums, and senior housing projects should be considered in each of the residential placetypes on a case-by-case basis where they can be integrated into the character of a given neighborhood.

Objective HC4-3: Support the development of housing types that further support aging in place.

Specific Strategies:

- **Priority:** Encourage inclusion of single-family attached housing when a residential developer or property owner begins the development application process within the Suburban Residential, Rural Center, and Regional Center placetypes.
- Encourage new and infill development within the significant area of available vacant or underutilized agricultural land across Interstate 25 in the Highway 105 & Interstate 25 Suburban Residential Priority Development Area to continue the expansion of existing Suburban Residential areas.
- Continue coordinating with institutions that have group quarters to ensure they have appropriate space for any growth or changes to their installations that their current available space can accommodate.

CITY Annexation Map: City of Colorado Springs emailed interested in Annex; adjacent to City



