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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission

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

RE: Project File Number: PUDSP-22-009
Project Name: Waterside
Parcel Number: 71114-04-112 through 71114-04-194 (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:	5/18/2023
Board of County Commissioners Hearing Date:	6/20/2023

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) and approval of a preliminary plan for 52 single-family attached (townhome) lots and six (6) tracts. If the request for a combined PUD development plan and preliminary plan is approved, the applicant will be required to submit and receive approval for final plat applications prior to issuance of building permits. 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.

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A. MODIFICATIONS/AUTHORIZATION

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*

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 too.

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.

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 the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2022), 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 (2022) 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;

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- 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 this Code.

C. LOCATION

North:	PUD (Planned Unit Development)	Residential
South:	R-4 (Planned Development)	Residential
East:	R-4 (Planned Development)	Residential
West:	RR-5 (Residential Rural)	School

D. 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, currently approved plan accommodated 83 condominiums on 7.55 acres with an approximate density of 11 dwelling units per acre. The proposed application contemplates 52 single-family attached dwelling units on 7.53 acres with an approximate density of 6.9 dwelling units per acre.

E. ANALYSIS

1. Land Development Code Compliance

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8, as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the Land Development Code.

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Section 4.2.6.F.8 of the Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. 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 property is surrounded on the north, south, and west sides by residential development. According to the applicant's letter of intent, the development is proposed to help facilitate a density transition between the higher density residential uses and commercial uses to the south and the lower density residential uses to the north and east.

The proposed PUD and preliminary plan are consistent with the Your El Paso County Master Plan (2021). The PUD application meets the purpose of zoning and criteria of approval, in Chapter 4, and of the El Paso County Land Development Code (2022). 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 Land Development Code.

The applicant will be required to comply with the above referenced section of the Code at the final plat stage of development.

2. Zoning Compliance

As outlined above, the Waterside 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 R-4 zoning district is an obsolete zoning district. The Land Development 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.

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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. Please see the map series attachment for a depiction of the zoning in the area.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype: Regional Center

Placetype Character:

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.

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*

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- *Entertainment*
- *Multifamily Residential*

Supporting

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

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.*

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 diversifying 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. Please see the map series attachment for a depiction of the placetypes in the area.

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 an 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.

Analysis:

The Minimal Change: Developed Area of Change states that the development in this area should not significantly alter the character of the area. However, it does acknowledge that underutilized pockets of land may be developed, as long as the overall character of the area is maintained. A relevant specific strategy is as follows:

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.*

The proposed PUD development plan and preliminary plan do not represent a significant change from the surrounding development pattern, which 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.

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.

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.

Analysis:

The proposed single-family attached development is intended to provide an alternative housing option to the predominantly single-family detached residential homes in the Tri-Lakes area. The development is located between the larger lot single-family detached residential developments to the east and the more intense higher density residential, commercial and employment center uses to the south and along Woodmoor Drive. A relevant Specific Strategy is as follows:

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.

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

The property is not located within a priority development area.

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.

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.

Water sufficiency has been analyzed with the review of the proposed preliminary plan. The applicant's water resource report indicates the District has an ample supply of water to serve this development and future developments within the District. The applicant has shown a sufficient water supply for the required 300-year period. Please see the Water section below for a summary of the water findings and recommendations for the proposed preliminary plan.

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 and Colorado Parks and Wildlife 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.

Please see the attached Park Advisory Board recommendation which includes an analysis regarding conformance with The El Paso County Parks Master Plan (2022).

Please see the Transportation Section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan (MTCP).



G. 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 located 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 south and 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). With the final plat submittal WWSD will need to provide a letter stating it will allow the use of its facility (Lake Woodmoor) for flood storage.

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. All internal streets are planned to be privately owned and maintained. 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. The elementary school is approximately 1.5 miles from the property, making it very unlikely to have students walking from the property. Also, Lewis Palmer School District is in the process of having a "Safe Routes to School" trail project being approved, which will provide a safe pedestrian path to the schools through the Woodmoor area.

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



H. SERVICES

1. Water

Water supply service will be provided by Woodmoor Water and Sanitation District.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a recommendation for a finding of conditional sufficiency with regards to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality sufficiency.

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) application. Fees in lieu of park land dedication will be due at the time of recording the final plat.

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) application. Fees in lieu of school land dedication will be due at the time of recording the final plat.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

There are no major issues.

K. 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 (2022), 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. 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. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
7. 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. 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.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified thirty-five (35) adjoining property owners on May 1, 2023 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

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M. ATTACHMENTS

Map Series

Letter of Intent

Development Plan / Preliminary Plan

State Engineers Letter

County Attorney's Letter

El Paso County Public Health Letter

Parks Advisory Board Comments

Draft Resolution

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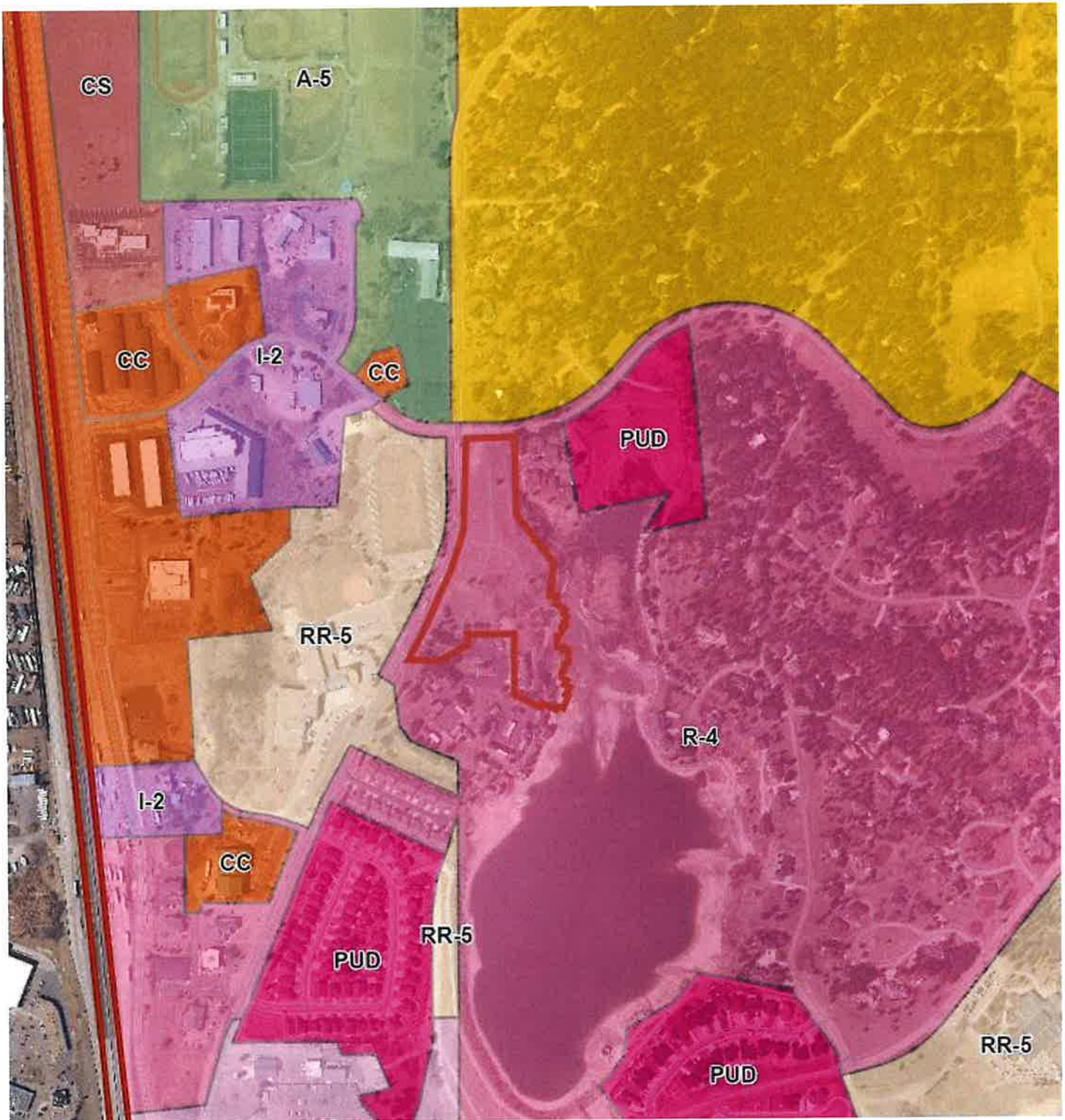


Map 1: Vicinity

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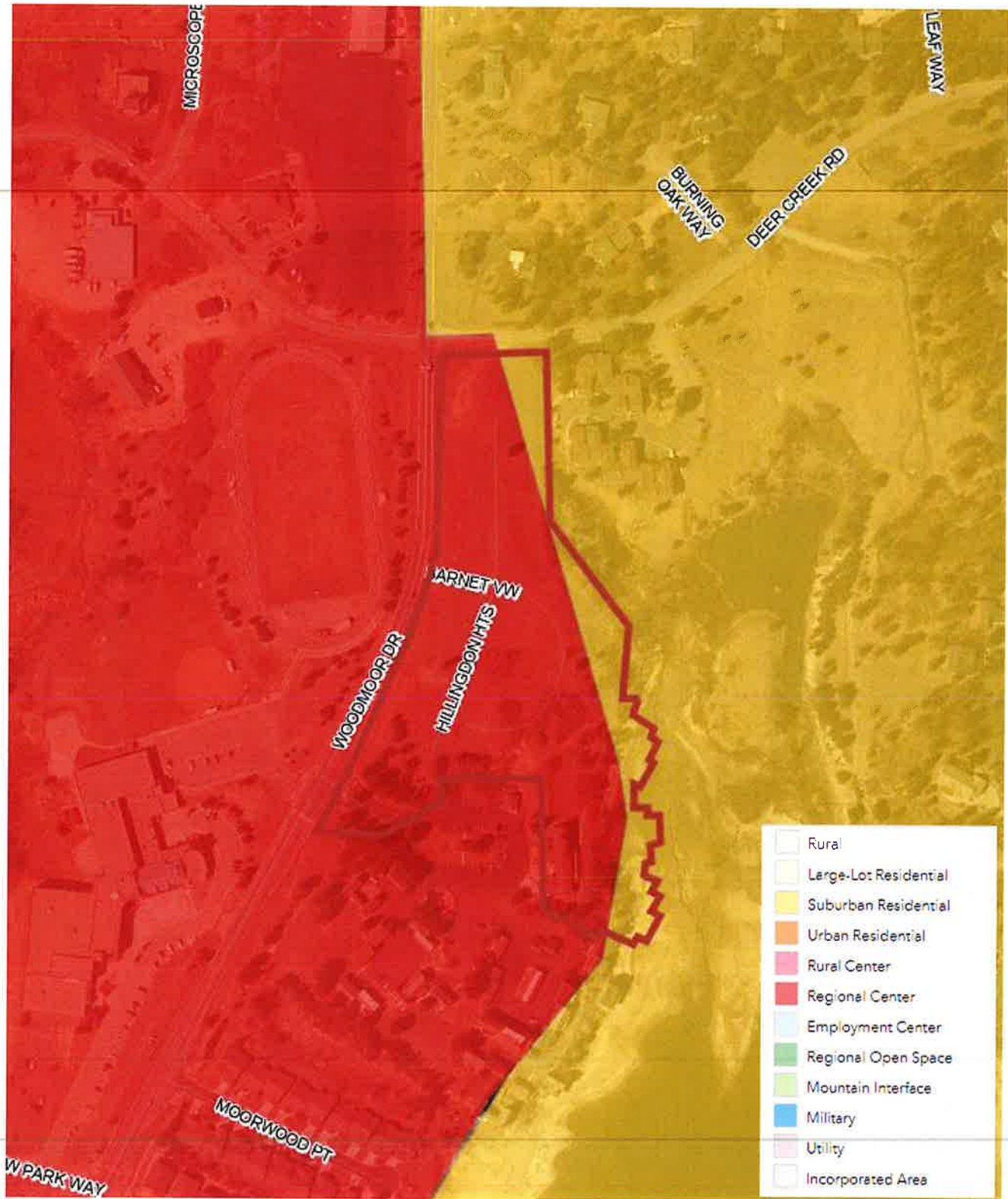


Map 2: Zoning

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Map 3: Master Plan Placetypes

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WATERSIDE PUD DEVELOPMENT/PRELIMINARY PLAN

LETTER OF INTENT

JULY 2022; REVISED: SEPTEMBER 2022; FEBRUARY 2023; **APRIL 2023**

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 52-unit townhome development on 7.53 acres, at a gross density of 6.9 dwelling units per acre and a maximum height of 30 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 52 units on 7.53 acres; a density of 6.9 dwelling units per acre. This is significantly less dense than the approved 1980 plan. The maximum height of the buildings is 30 feet, and each unit will have a two-car garage. An additional 28 parking spaces are provided within the development. In total, 130 parking spaces are provided (121 required).

Retaining walls are proposed along the eastern side of the property adjacent to lots 40-41, and 47-49. These walls will have a maximum height of 6.5 feet. A third retaining wall will be included on the south end of the site, adjacent to the water quality pond.

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 2.91 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 13.988 acre-feet. A Water Resources Report, provided by Kiowa Engineering, is also included in this submittal.

WASTEWATER: The wastewater commitment is 18,200 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.*

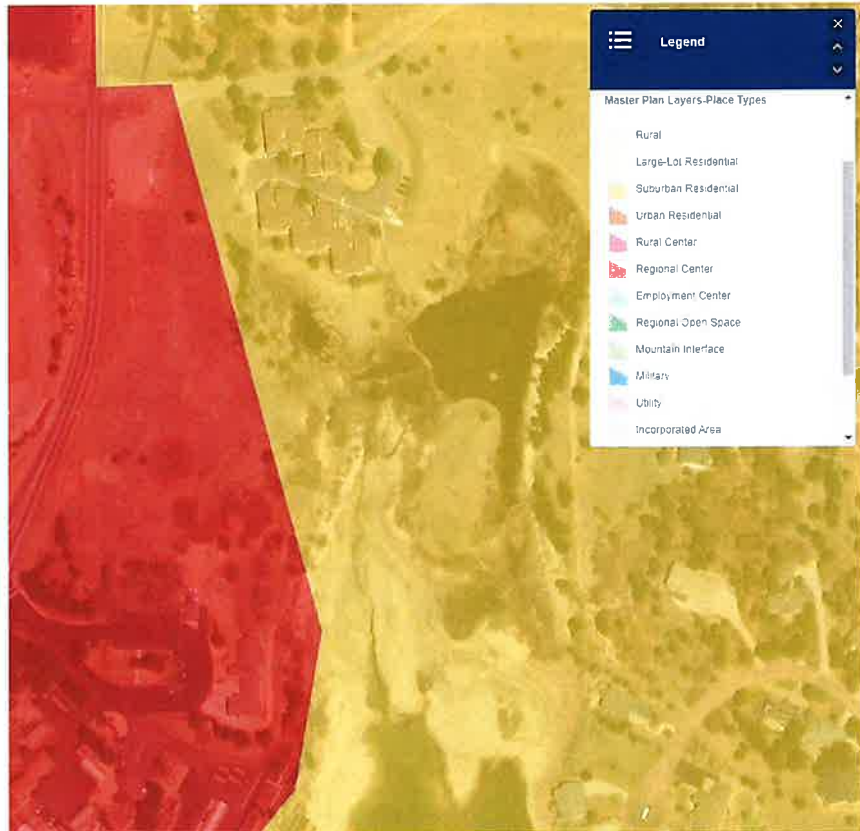
The PUD modifications allow for a smaller road cross-section that cannot be accommodate under public street standards. The use of a hammerhead turnaround is also more efficient as it takes up less space than a cul-de-sac and provides easier access to homes and allows for parking. The benefit of this 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:

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

- *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 habitat 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.

\\\\nes02\\projects\\La Plata\\Waterside\\Admin\\Submittals\\PUD DP_Preliminary Plan\\2nd Submittal\\220922_Letter of Intent_Waterside.docx

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

LEGAL DESCRIPTION

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

The Waterside PUD includes the following modifications to the D-Pase County Land Development Code (LDC) and

The Waterside PUD includes the following modifications to the D-Patio County Land Development Code (LDC) and Fabricated Content Manual (FCM):

LDCM content		CHERRY		SUGARBEET		MILK	
<ul style="list-style-type: none"> • LDCM content is 0.02% • LDCM content is 0.02% • LDCM content is 0.02% 	<ul style="list-style-type: none"> • Cherry is a fruit • Cherry is a fruit • Cherry is a fruit 	<ul style="list-style-type: none"> • Sugarbeet is a root vegetable • Sugarbeet is a root vegetable • Sugarbeet is a root vegetable 	<ul style="list-style-type: none"> • Milk is a liquid • Milk is a liquid • Milk is a liquid 	<ul style="list-style-type: none"> • Milk is a liquid • Milk is a liquid • Milk is a liquid 	<ul style="list-style-type: none"> • Milk is a liquid • Milk is a liquid • Milk is a liquid 	<ul style="list-style-type: none"> • Milk is a liquid • Milk is a liquid • Milk is a liquid 	<ul style="list-style-type: none"> • Milk is a liquid • Milk is a liquid • Milk is a liquid

1. See Final Landscape Plan for proposed buffering and screening from surrounding properties.

1. The authors are grateful to the National Science Foundation (NSF) for its generous support of this research through the award of a grant to the first author (NSF Grant No. 0000000).
2. The authors are grateful to the National Science Foundation (NSF) for its generous support of this research through the award of a grant to the first author (NSF Grant No. 0000000).
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10. The authors are grateful to the National Science Foundation (NSF) for its generous support of this research through the award of a grant to the first author (NSF Grant No. 0000000).

Name of Landoner _____

1. _____, a [text of the following: qualified title insurance company, title company, title attorney, or attorney at law] qualified, insured, or licensed by the State of Colorado, do hereby certify that I/We have examined the title of all lands depicted and described herein and that title to each item is clear in fee simple by _____

100

5. _____, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat, void of all errors, was prepared by me or under my direct supervision and that all measurements were taken from the correct reference points and that the data were taken in full compliance with all applicable laws in this State of Colorado concerning chain instruments, subdivision, or surveying of land and all applicable provisions of the El Paso County Development Code.

VICINITY MAP



Study in Abstract

711464112 through Fax ID Number 7111464154 (2)

Required:	
-----------	--

<p>52. Total number of beds only</p> <p>Guests</p> <p>Provide:</p> <p>Give guest parking for 200 cars (for use only by Waldrade residents and guests)</p>	<p>2.0 spaces per dwelling unit</p> <p>1 space per 4 dwelling units</p> <p>Total Required</p> <p>2 per unit</p> <p>20</p> <p>Total Provided</p> <p>104 spaces</p> <p>20 spaces provided</p> <p>= 120 spaces</p>
---	--

CONTENTS/PUBLISHERS

**PLANNING/
LABOR-SCALE ARCHITECTURE**

Address: Bayview 215 471 0013
HUS, 10000
518 N. Cascade Ave., Suite 200
Corvallis, OR 97331

DIAL EPOCH/CE

Kyle Campbell 719 785 0190
Dustin Engstrom 719 785 0190
518 N. Cascade Ave., Suite 200
Corvallis, OR 97331

Sheet 3 of 16: **Cont**

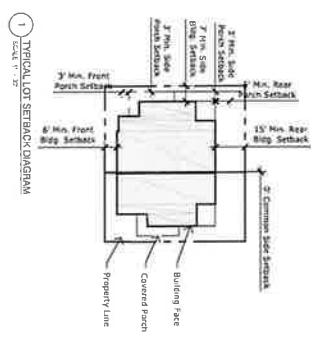
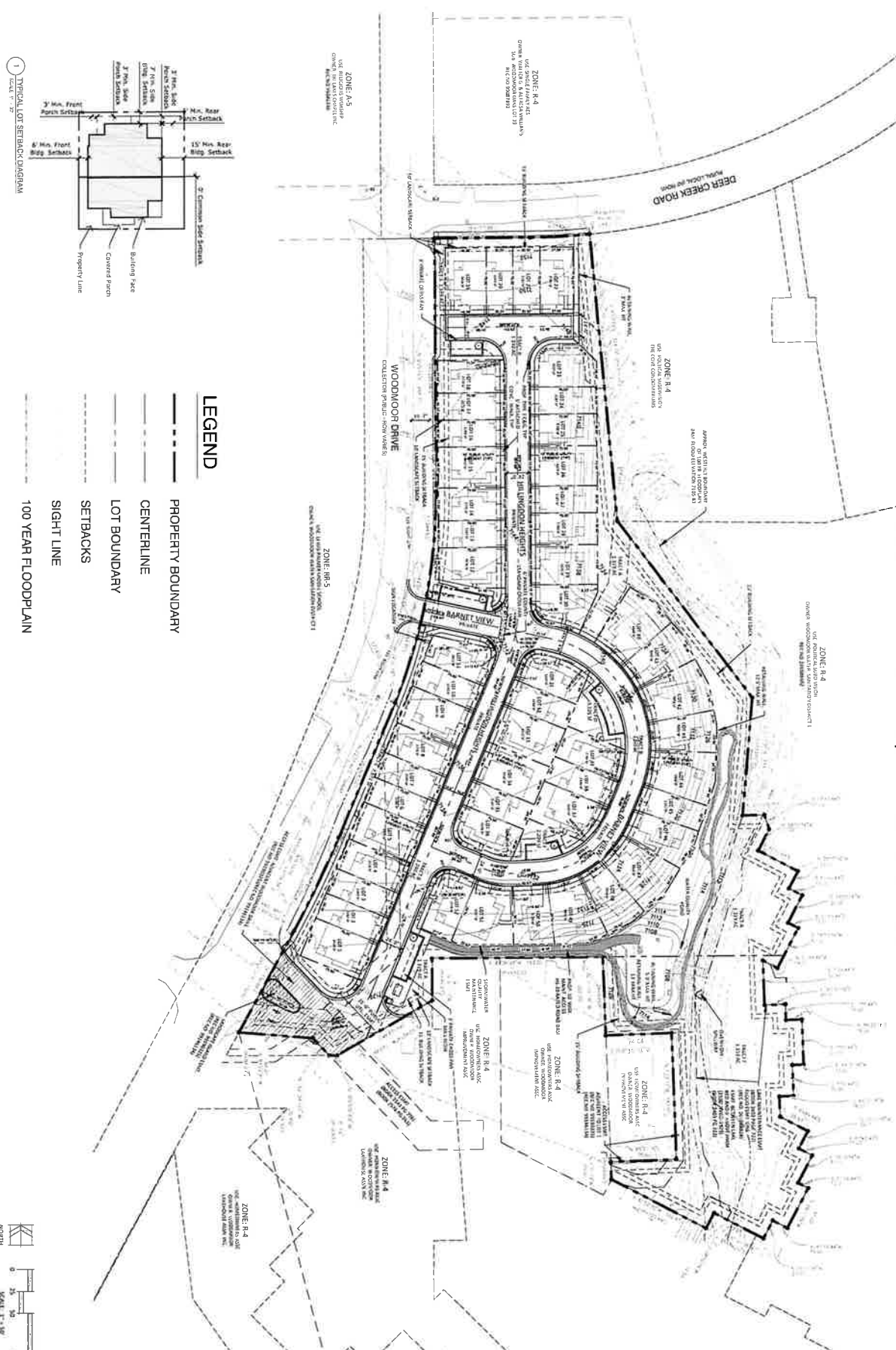
Sheet 2, 01:16	PHO 11a Map
Sheet 3, 01:16	Tract Map
Sheet 4, 01:16	Gridding
Sheet 5, 01:16	Landcase Schedule & Notes
Sheet 6, 01:16	Landcase Plan South
Sheet 7, 01:16	Landcase Plan North
Sheet 8, 01:16	Landcase Details
Sheet 9, 01:16	Elevations Dugite
Sheet 10, 01:16	Elevations Dugite
Sheet 11, 01:16	Elevations Dugite
Sheet 12, 01:16	Elevations Ingle
Sheet 13, 01:16	Elevations Ingle
Sheet 14, 01:16	Elevations Dugite
Sheet 15, 01:16	Elevations Dugite

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19 N. Cascade Avenue, Suite 2
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267
www.mecolorado.com

DEVELOPMENT PLAN PRELIMINARY PLAN

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



- LEGEND**
- PROPERTY BOUNDARY
 - CENTERLINE
 - LOT BOUNDARY
 - SETBACKS
 - SIGHT LINE
 - 100 YEAR FLOODPLAIN

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 Colorado Springs, CO 80903
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 Fax 719.471.0287
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WATERSIDE AT LAKE WOODMOOR
 PUD DEVELOPMENT PLAN/
 PRELIMINARY PLAN
 WOODMOOR DRIVE
 MOUNTAIN VIEW, CO

SHEET NUMBER
2 of 16
 PUDSP-22-009

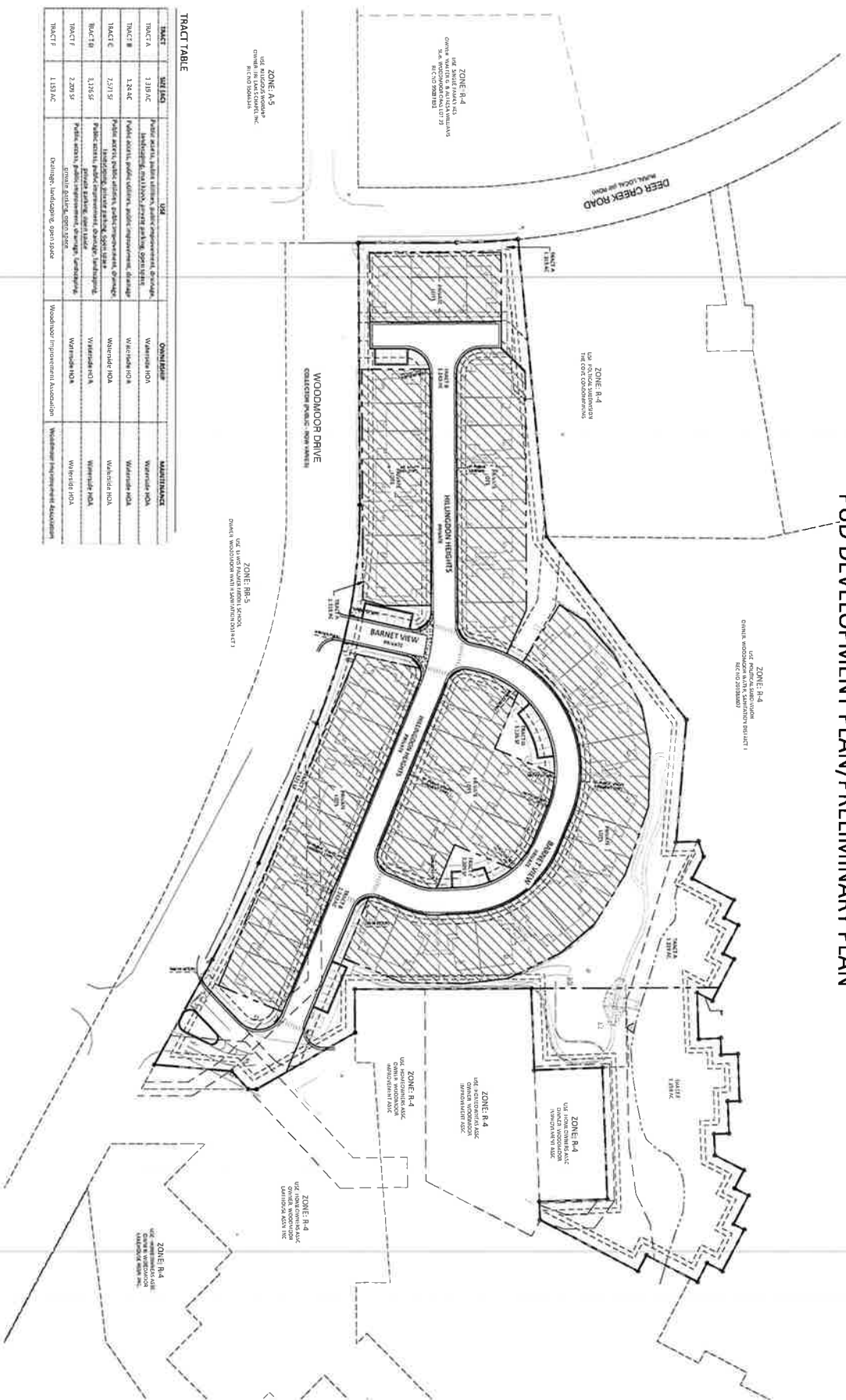
DATE: 07/10/2011
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS

07/10/2011 15: 00
 08/17/2011 15: 00
 09/17/2011 15: 00

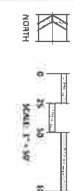
WATERSIDE AT LAKE WOODMOOR

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



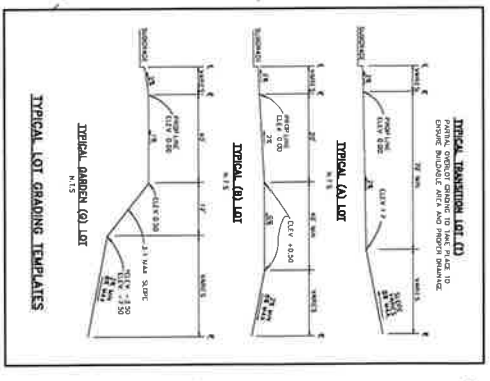
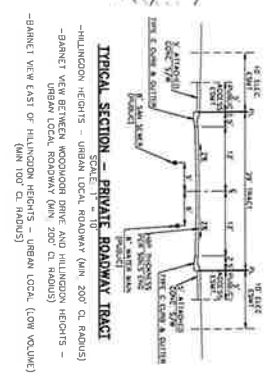
TRACT	USE	OWNERSHIP	MAINTENANCE
TRACT A	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA
TRACT B	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA
TRACT C	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA
TRACT D	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA
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TRACT H	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA
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TRACT K	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA
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TRACT M	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA
TRACT N	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA
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TRACT Y	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA
TRACT Z	Public streets, public utilities, public improvements, drainage, landscaping, and site work	Waterside HOA	Waterside HOA



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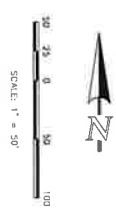
WATERSIDE AT LAKE WOODMOOR
PUD DEVELOPMENT PLAN/PRELIMINARY PLAN
HOUSTON, TX

3 of 16
PUDSP-22-009

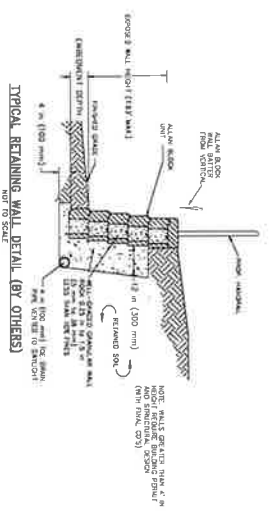


NOTE:
EXISTING GRADES WILL NOT
EXCEED THE 2% ADJUST
ALLOWED BY CODE

NOTE:
TYPICAL LOT GRADING
SCHEMES ARE SHOWN
OTHERWISE LABELED

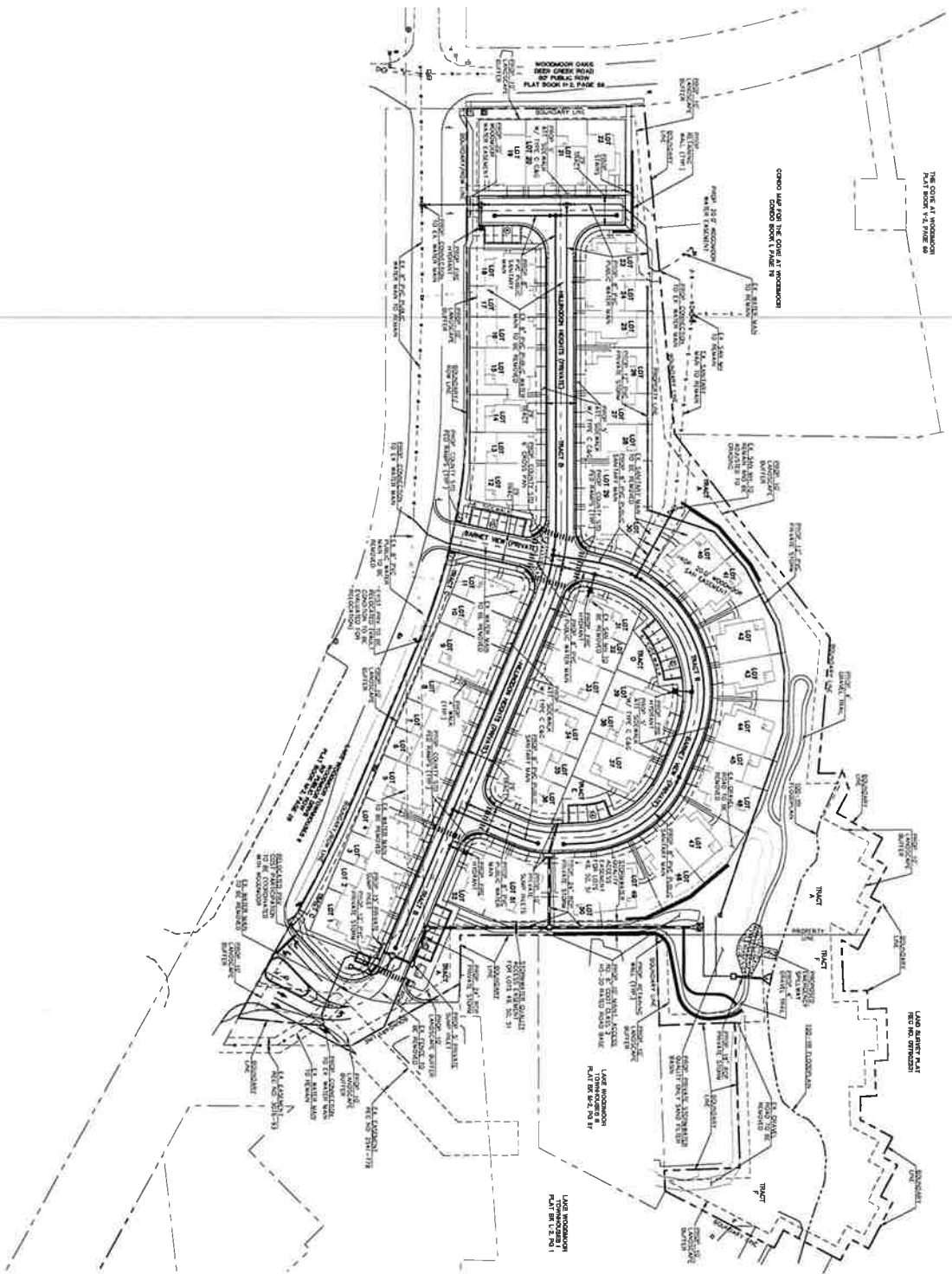


- LEGEND**
- PROPOSED CONTOUR-10
 - EXISTING CONTOUR-10
 - EXISTING CONTOUR-2
 - EXISTING CONTOUR-2
 - DIRECTION OF FLOW
 - HIGH POINT
 - LOW POINT
 - A LOT
 - B LOT
 - C LOT
 - TRANSITION LOT
 - SILT FENCE
 - VEHICLE TRAPPING SYSTEM
 - ROCK CHECK DAM
 - H.P.
 - LP
 - RAIL PROTECTION
 - SILT FENCE
 - LAKE OF DISTURBANCE
 - (1)



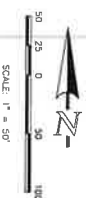
THIS COIN AT MONUMENT
PLAT BOOK 15, PAGE 89

CONDO MAP FOR THE COIN AT MONUMENT
CONDO BOOK 1, PAGE 19



NOTES:

1. THE UTILITY LINES SHOWN HEREIN ARE BASED ON THE RECORD PLATS AND FIELD SURVEY DATA. THE FINAL DESIGN PROCESSOR SHALL BE RESPONSIBLE FOR THE FINAL DESIGN PROCESS.
2. ALL PROPOSED TOWNHOMES SHOWN HEREIN ARE BASED ON THE RECORD PLATS AND FIELD SURVEY DATA.
3. ALL LOTS PLATTED WITH 'S' SIZE YARD AND UTILITY EASEMENTS SHALL BE Labeled OTHERWISE NOTED OTHERWISE SHOWN.
4. THE HIGHEST LOTLINE IS 6' DA.
5. ALL LOTS PLATTED WITH 'S' SIZE YARD AND UTILITY EASEMENTS SHALL BE Labeled OTHERWISE NOTED OTHERWISE SHOWN.
6. ALL CORNER LOTS PLATTED WITH 25' SIDE OTHERWISE SHOWN.
7. NO SEPARATE INDICATION LIES FOR ANNOYANCE LOTS.
8. THE COIN AT MONUMENT ARE PLATTED AT 1/4 AC. AND 1/2 AC. EASEMENTS OF RESIDENTIAL STREETS AND OPEN PARKING DR-CD-24(2).



LEGEND:

DESCRIPTION	SYMBOL
EXISTING FIRE ALARM	—
PROPOSED FIRE ALARM	—
PROPOSED WATER MAIN	—
PROPOSED SANITARY SEWER	—
PROPOSED STORM PIPE	—
EXISTING SANITARY	—
EXISTING WATER W/EX VALVE	—



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WATERSIDE
TOWNHOMES
Preliminary/Fin
PUD Site Plan
Monument, Colorado

DATE: 10/26/11
PROJECT: WATERSIDE TOWNHOMES
DRAWN BY: [Signature]

PRELIMINARY
UTILITY PLAN

5
of 16

WATERSIDE AT LAKE WOODMOOR
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE SPECIALLY SELECTED TO BE SUITABLE FOR THE CLIMATE, SOIL, AND EXPOSURE. PLANTINGS SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT. PLANTINGS SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
2. SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS PER 1000 S.F. AREA OF CLASS A1 OR CLASS A2 ORGANIC PESTICIDE-FREE ORGANIC COMPOST ON THE EXISTING SOIL. INCORPORATE 2 CUBIC YARDS PER 1000 S.F. AREA OF CLASS A1 OR CLASS A2 ORGANIC COMPOST ON THE EXISTING SOIL. INCORPORATE 2 CUBIC YARDS PER 1000 S.F. AREA OF CLASS A1 OR CLASS A2 ORGANIC COMPOST ON THE EXISTING SOIL. INCORPORATE 2 CUBIC YARDS PER 1000 S.F. AREA OF CLASS A1 OR CLASS A2 ORGANIC COMPOST ON THE EXISTING SOIL.
3. FOR DETAILS REFER TO CIVIL ENGINEERING DRAWINGS.
4. ALL PLANTINGS SHALL BE SPECIALLY SELECTED TO BE SUITABLE FOR THE CLIMATE, SOIL, AND EXPOSURE. PLANTINGS SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
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LANDSCAPE REQUIREMENTS

Landscape Setbacks See code section 8.2.2.1

Plant Name	Shrub	Tree	Tree Effect	Tree Size	Shrub Size
Wintergreen Shrub	15'	15'	15'	15'	15'
Wintergreen Shrub	15'	15'	15'	15'	15'

PROJECT TEAM

OWNER: WATERSIDE AT LAKE WOODMOOR
11555 Lakewood Drive, Suite 100
Lakewood, CO 80023
ARCHITECT: N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
DESIGNER: N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
CONTRACTOR: N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Project: WATERSIDE AT LAKE WOODMOOR
Location: EL PASO COUNTY, COLORADO
Date: 01/11/2011
Sheet: 6 OF 15
Project: WATERSIDE AT LAKE WOODMOOR
Location: EL PASO COUNTY, COLORADO
Date: 01/11/2011
Sheet: 6 OF 15

PLANT SCHEDULE

PLANT	QTY	REMARKS	PLANT	QTY	REMARKS
1. 10' TALL TREES	10	10' TALL TREES	1. 10' TALL TREES	10	10' TALL TREES
2. 10' TALL TREES	10	10' TALL TREES	2. 10' TALL TREES	10	10' TALL TREES
3. 10' TALL TREES	10	10' TALL TREES	3. 10' TALL TREES	10	10' TALL TREES
4. 10' TALL TREES	10	10' TALL TREES	4. 10' TALL TREES	10	10' TALL TREES
5. 10' TALL TREES	10	10' TALL TREES	5. 10' TALL TREES	10	10' TALL TREES
6. 10' TALL TREES	10	10' TALL TREES	6. 10' TALL TREES	10	10' TALL TREES
7. 10' TALL TREES	10	10' TALL TREES	7. 10' TALL TREES	10	10' TALL TREES
8. 10' TALL TREES	10	10' TALL TREES	8. 10' TALL TREES	10	10' TALL TREES
9. 10' TALL TREES	10	10' TALL TREES	9. 10' TALL TREES	10	10' TALL TREES
10. 10' TALL TREES	10	10' TALL TREES	10. 10' TALL TREES	10	10' TALL TREES
11. 10' TALL TREES	10	10' TALL TREES	11. 10' TALL TREES	10	10' TALL TREES
12. 10' TALL TREES	10	10' TALL TREES	12. 10' TALL TREES	10	10' TALL TREES
13. 10' TALL TREES	10	10' TALL TREES	13. 10' TALL TREES	10	10' TALL TREES
14. 10' TALL TREES	10	10' TALL TREES	14. 10' TALL TREES	10	10' TALL TREES
15. 10' TALL TREES	10	10' TALL TREES	15. 10' TALL TREES	10	10' TALL TREES
16. 10' TALL TREES	10	10' TALL TREES	16. 10' TALL TREES	10	10' TALL TREES
17. 10' TALL TREES	10	10' TALL TREES	17. 10' TALL TREES	10	10' TALL TREES
18. 10' TALL TREES	10	10' TALL TREES	18. 10' TALL TREES	10	10' TALL TREES
19. 10' TALL TREES	10	10' TALL TREES	19. 10' TALL TREES	10	10' TALL TREES
20. 10' TALL TREES	10	10' TALL TREES	20. 10' TALL TREES	10	10' TALL TREES

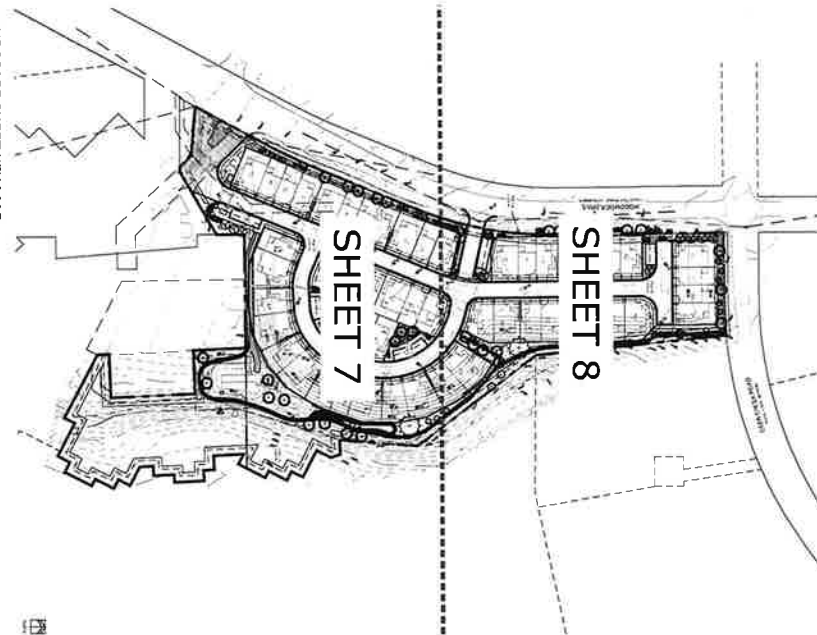
GROUND COVER SCHEDULE

GROUND COVER	QTY	REMARKS
1. 10' TALL TREES	10	10' TALL TREES
2. 10' TALL TREES	10	10' TALL TREES
3. 10' TALL TREES	10	10' TALL TREES
4. 10' TALL TREES	10	10' TALL TREES
5. 10' TALL TREES	10	10' TALL TREES
6. 10' TALL TREES	10	10' TALL TREES
7. 10' TALL TREES	10	10' TALL TREES
8. 10' TALL TREES	10	10' TALL TREES
9. 10' TALL TREES	10	10' TALL TREES
10. 10' TALL TREES	10	10' TALL TREES
11. 10' TALL TREES	10	10' TALL TREES
12. 10' TALL TREES	10	10' TALL TREES
13. 10' TALL TREES	10	10' TALL TREES
14. 10' TALL TREES	10	10' TALL TREES
15. 10' TALL TREES	10	10' TALL TREES
16. 10' TALL TREES	10	10' TALL TREES
17. 10' TALL TREES	10	10' TALL TREES
18. 10' TALL TREES	10	10' TALL TREES
19. 10' TALL TREES	10	10' TALL TREES
20. 10' TALL TREES	10	10' TALL TREES

VICINITY MAP

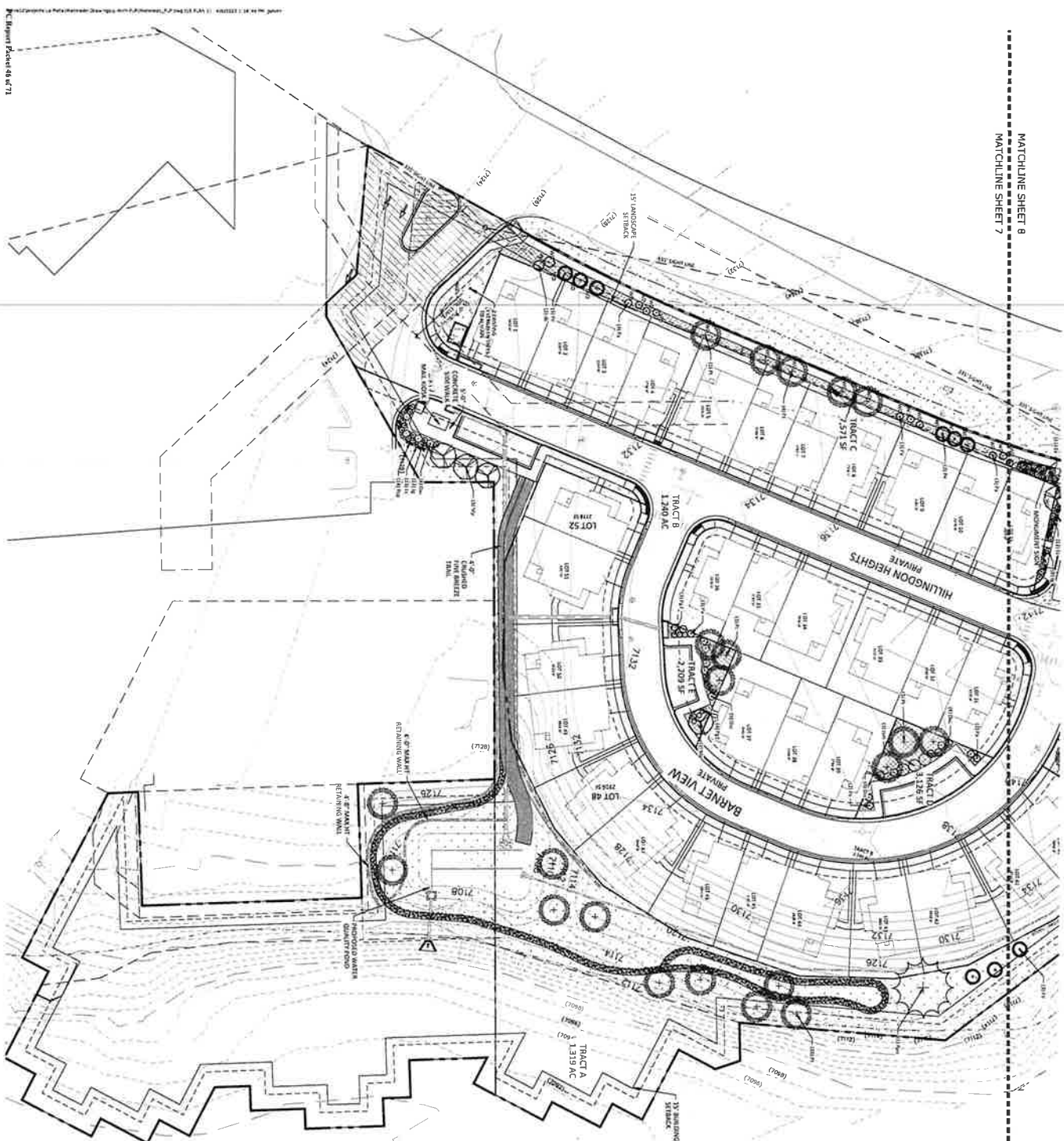


LANDSCAPE SHEET KEY MAP





















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

LANDSCAPE COVER
AND NOTES
6 OF 15



GROUND COVER SCHEDULE



619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.allecolorado.com
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**WATERSIDE
AT LAKE
WOODMOOR**

DATE: 02/17/2012
PROJECT: HIGH A. GALLON
PULPARD DIV. @ SWEETSO

LANDSCAPE PLAN

16 a



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0067
www.nesinc.com

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

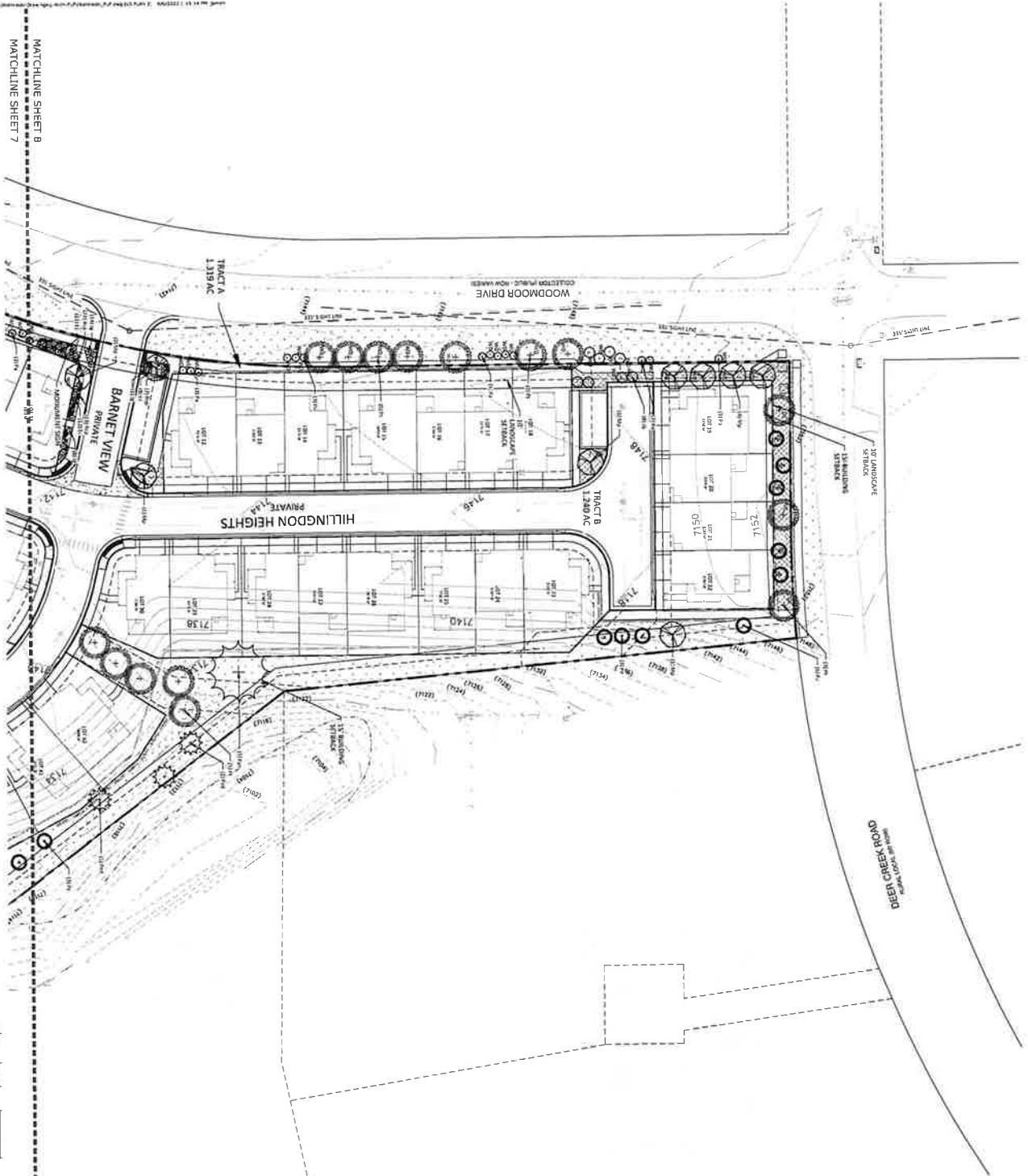
DATE: 02/12/23
PROJECT NO: 23-001
PREPARED BY: A. SANCHEZ
DESIGNED BY: A. SANCHEZ
CHECKED BY: J. HARRIS

DATE: 02/12/23
BY: J. HARRIS
FOR: PUD DEVELOPMENT




LANDSCAPE PLAN

8

8 OF 16



MATCHLINE SHEET 8
MATCHLINE SHEET 7

GROUND COVER SCHEDULE		
SYMBOL	DESCRIPTION	QUANTITY
	GRASS	56,241 SF
	WOOD MULCH (4" MINIMUM DEPTH)	
	GRAVEL (1/2" MINIMUM DEPTH)	
	ASPHALT	

NORTH BAY AT LAKE WOODMOOR
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN



FRONT ELEVATION 'A'

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



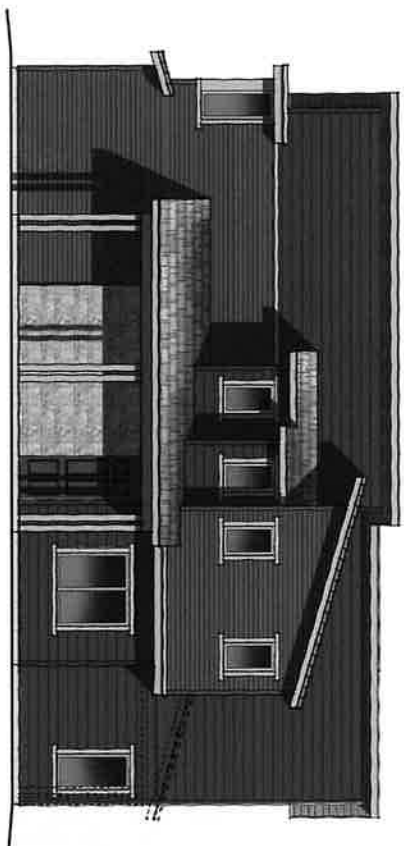
FRONT ELEVATION 'B'

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

3-2 DUPLEX | FRONTS

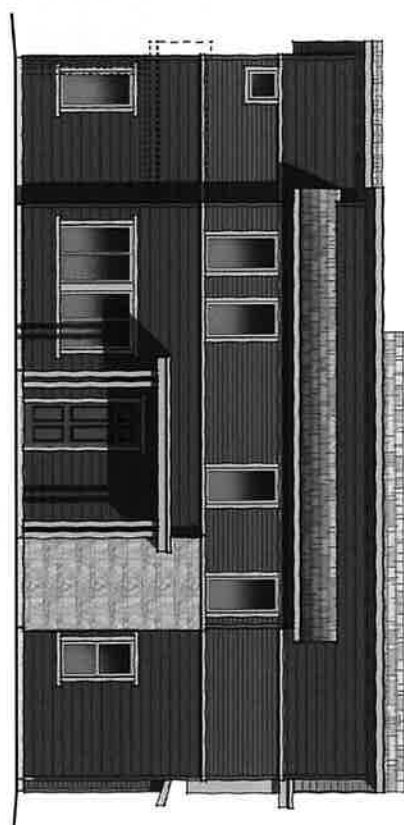
BACKYARD VILLAS | JM WESTON
COLORADO SPRINGS, COLORADO

NORTH BAY AT LAKE WOODMOOR EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN



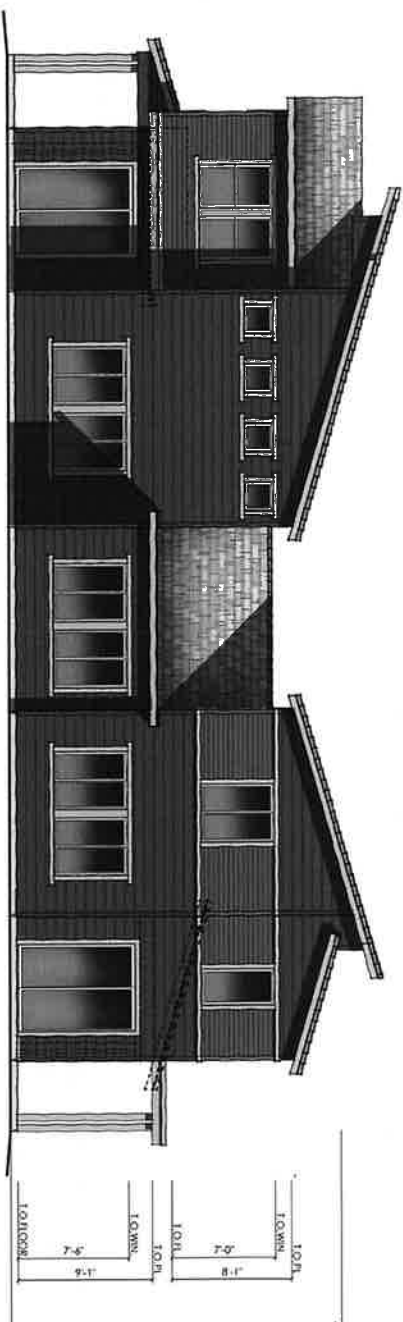
RIGHT ELEVATION 'B'

SCALE 1/4\"/>



LEFT ELEVATION 'B'

SCALE 1/4\"/>



REAR ELEVATION 'B'

SCALE 1/4\"/>

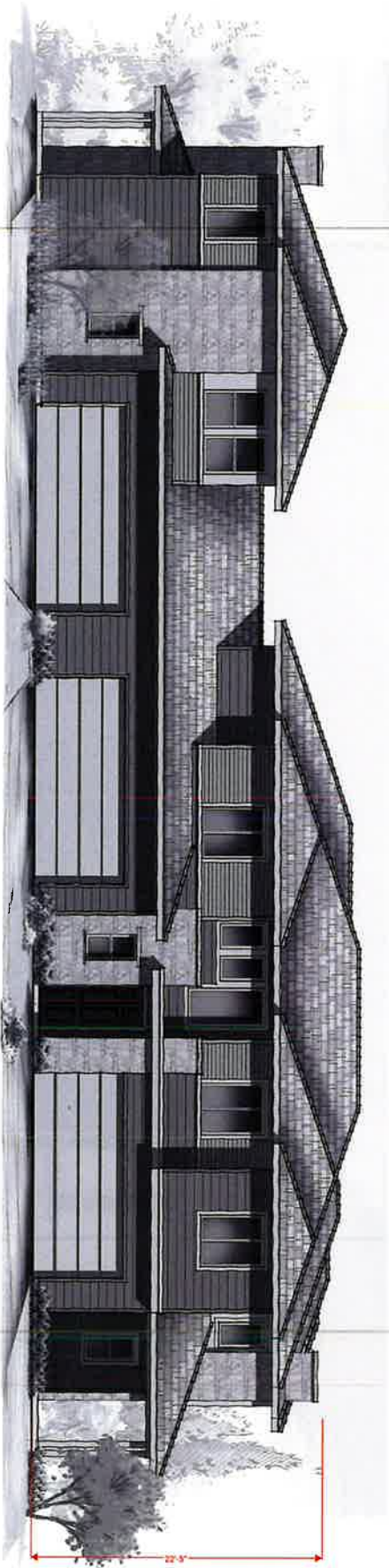
- MATERIAL NOTES**
- ASPHALT ROOF SHINGLES
 - 8\"/>

3-2 DUPLEX | CONCEPT ELEVATIONS 'B'

BACKYARD VILLAS | JM WESTON COLORADO SPRINGS, COLORADO

11 OF 16

NORTH BAY AT LAKE WOODMOOR EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN



FRONT ELEVATION 'A'

SCALE: 1/8" = 1'-0"



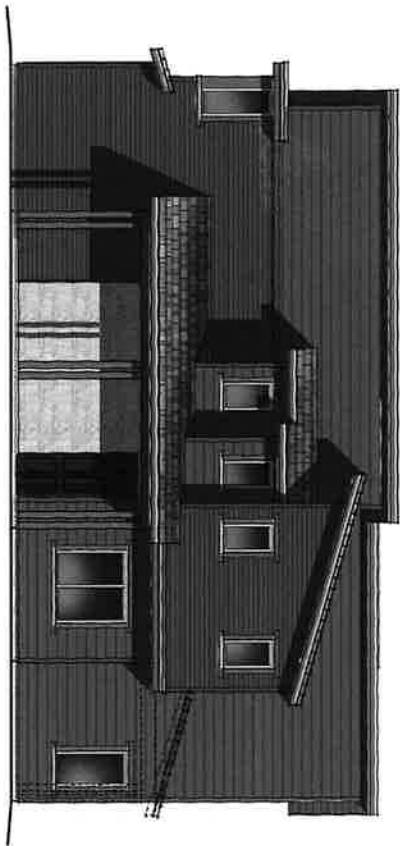
FRONT ELEVATION 'B'

SCALE: 1/8" = 1'-0"

3-1-2 TRIPLEX | FRONTS

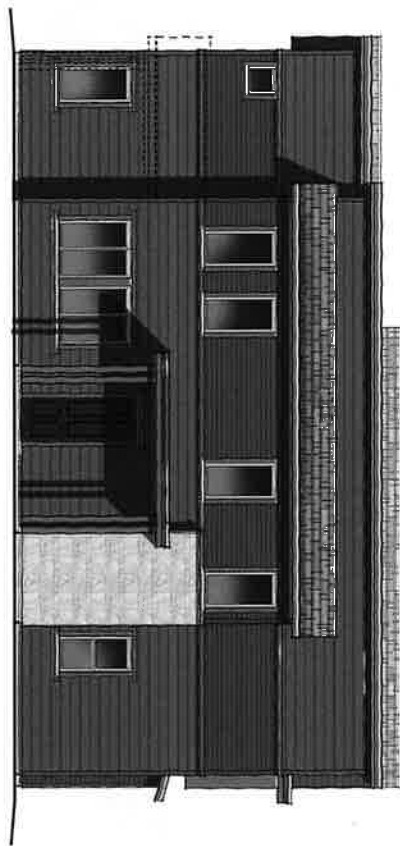
BACKYARD VILLAS | JM WESTON
COLORADO SPRINGS, COLORADO

NORTH BAY AT LAKE WOODMOOR EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN



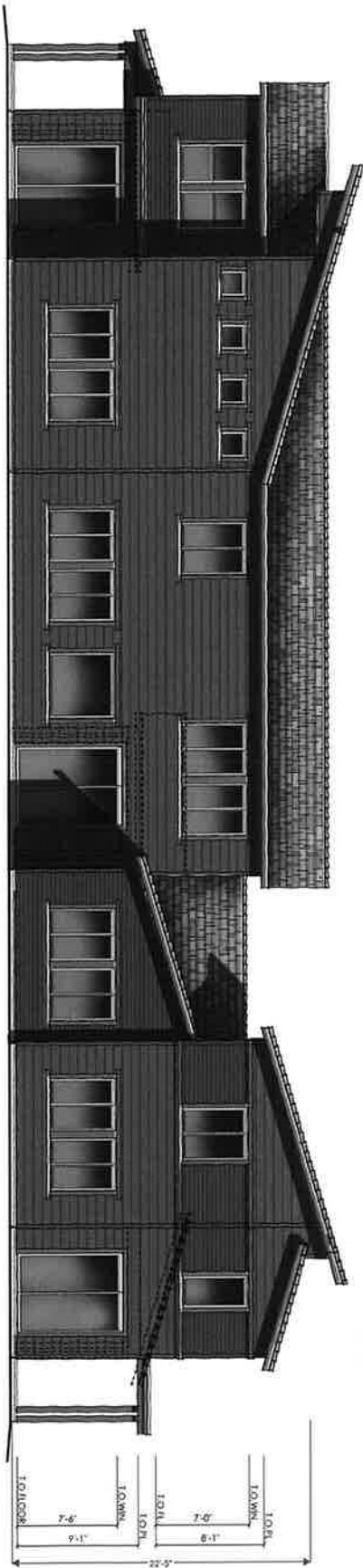
RIGHT ELEVATION 'B'

SCALE 1/8" = 1'-0"



LEFT ELEVATION 'B'

SCALE 1/8" = 1'-0"



REAR ELEVATION 'B'

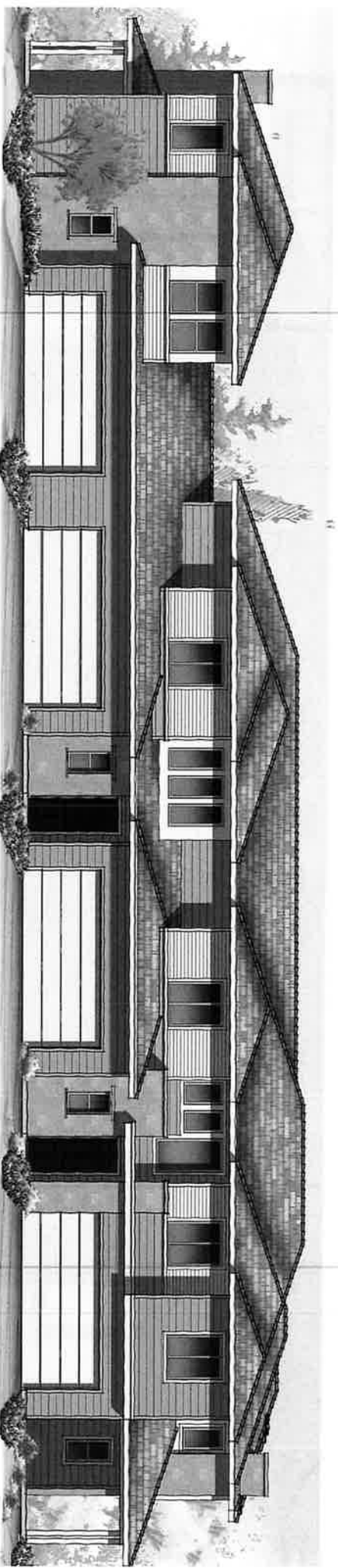
SCALE 1/8" = 1'-0"

- MATERIAL NOTES**
- ASPHALT ROOF SHINGLES
 - 8" CEMENTITIOUS HORIZONTAL SIDING
 - 4" CEMENTITIOUS HORIZONTAL SIDING
 - WOOD TRIM
 - WOOD POSTS
 - CULTURED STONE VENEER

3-1-2 TRIPLEX | CONCEPT ELEVATIONS 'B'

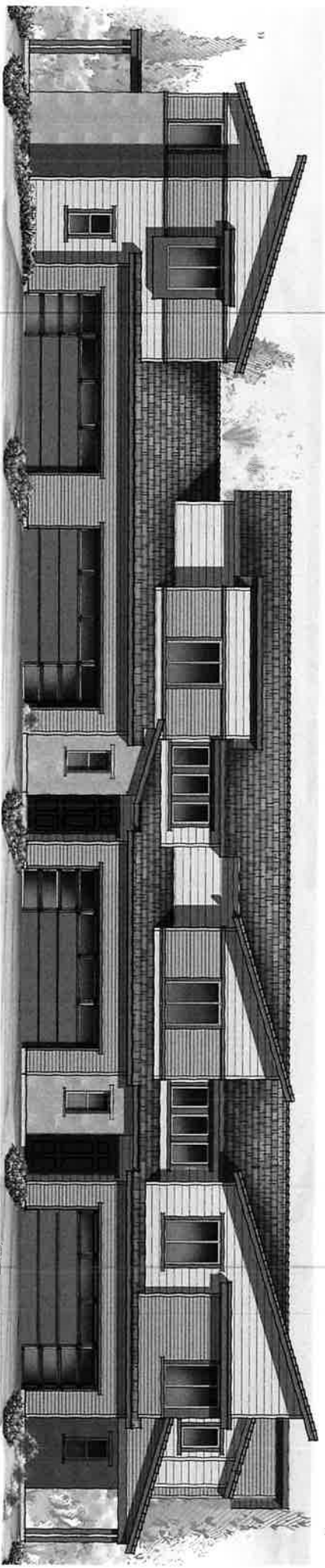
BACKYARD VILLAS | JM WESTON
COLORADO SPRINGS, COLORADO

NORTH BAY AT LAKE WOODMOOR EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN



FRONT ELEVATION 'A'

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



FRONT ELEVATION 'B'

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

3-1-1-2 FOUR PLEX | FRONTS

BACKYARD VILLAS | JM WESTON
COLORADO SPRINGS, COLORADO

14 OF 16

This architectural drawing shows a complex building facade, possibly a cross-section or a detailed elevation. The structure features multiple levels and a prominent chimney on the left side. The facade is composed of various materials, including brickwork and horizontal siding. Several windows are visible, some with dark frames and others with lighter frames. The drawing uses black lines and shading to define the building's form and structure.

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



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



SCALE: 1/8" = 1'-0"

3-1-1-2 FOUR PLEX | CONCEPT ELEVATIONS 'B'

15 OF 16

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

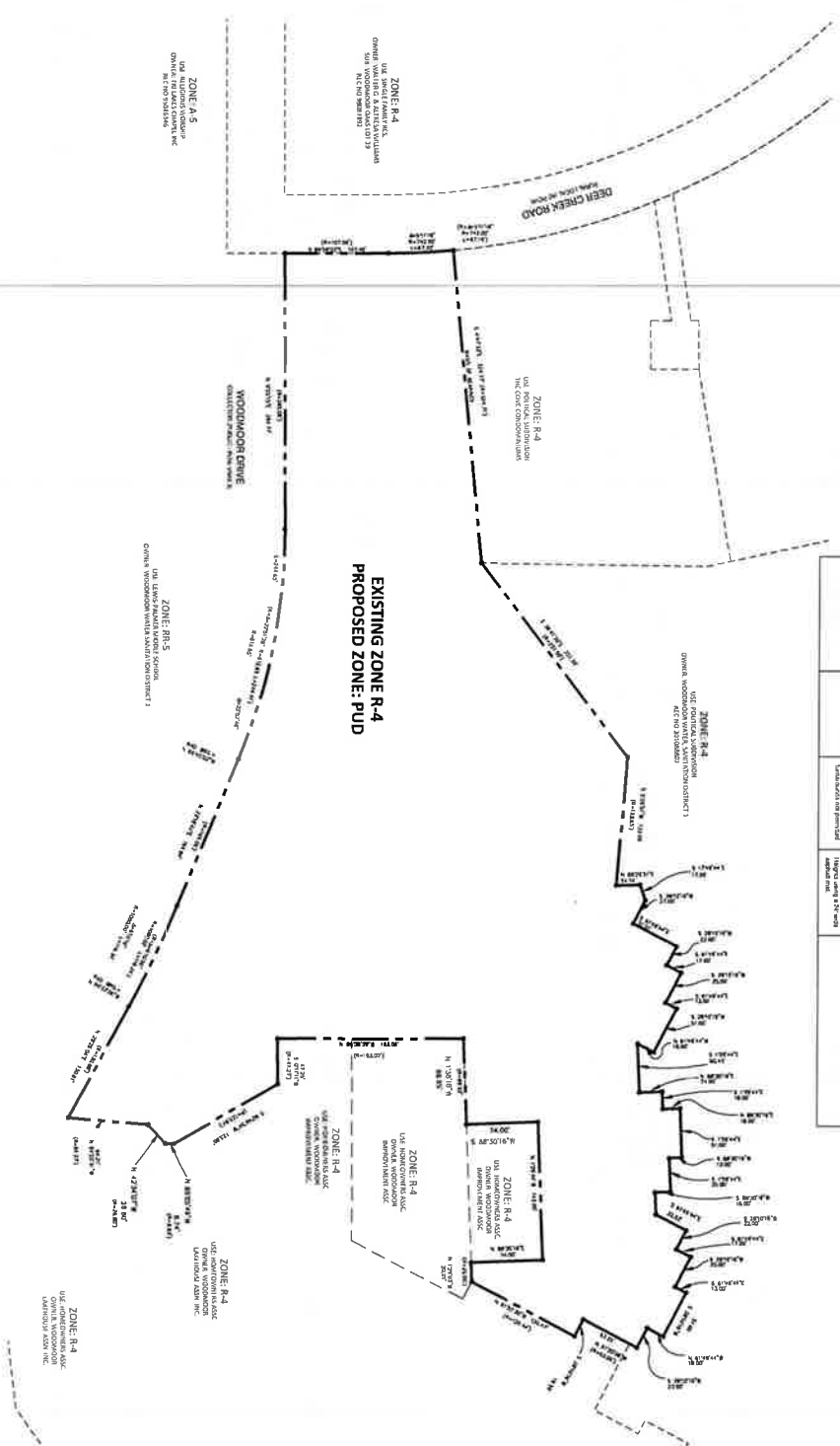
Tax ID Number: 7111404112 through Tax ID Number 7111404194 (83)

Tract ID Number:	7111404115 through Tract ID Number 7111404194 (83)
Approximate Acreage:	71.53 Acres, 327,958 S.F.
Assessment:	PUD
Proposed Zoning:	Vacant
Current Land Use:	Single Family, 3.46 AC (46%)
Proposed Land Use:	Private House: 1.24 AC (15%)
Proposed Land Use:	Woodstock Improvement Association Land Dedication: 1.15 AC (15%)
Proposed Land Use:	Leak Maintenance Easement: 0.28 AC (4%)
Number of Units:	32
Density:	Gross 8.9 DU/AC
Building Height:	Net 8.5 DU/AC
	30' Max.

the research group includes the following institutions to the U.S. Forest Service (USFS) and the U.S. Environmental Protection Agency (EPA):

[illegible]

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





April 19, 2023

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Waterside – PUD/SP
Sec. 11, Twp. 11S, Rng. 67W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 30430

To Whom It May Concern:

We have received updated information concerning the above-referenced proposal to subdivide a 7.5 +/- acre tract of land into 52 condominiums. This office has no record of any existing wells located on the property. According to the submittal, the proposed source of water supply and wastewater disposal is to be served by the Woodmoor Water and Sanitation District (“District”).

Water Supply Demand

The updated Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a water demand of 0.269 acre-feet/year per household for a total of 52 household units. This equates to an anticipated annual water demand of 13.988 acre-feet/year for all combined units and uses. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot but does note that the water supply estimate accounts for some level of irrigation.

It should be noted that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The proposed source of water for the development continues to be Woodmoor Water and Sanitation District. The submittal included a letter of commitment, dated October 10, 2022 where the District conditionally commits to providing the development with 13.988 acre-feet per year. According to this office’s records, it appears that District has adequate water resources to serve 13.988 acre-feet/year for the proposed development.



Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities* in Colorado (<http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>) to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(II) C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. The applicant should be expected to finalize the water supply commitment with the District prior to final approval from the County. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.
Water Resource Engineer

cc: Division 2 Engineer
District 10 Water Commissioner

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

December 9, 2022

PUD-SP-22-9 Waterside at Lake Woodmoor
Combined PUD/Preliminary Plan

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

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a Planned Unit Development/Preliminary Plan proposal by Lake Woodmoor Holdings, LLC ("Applicant"), to subdivide an approximately 7.53 +/- acre tract of land into 52 townhome lots (the "Property"). The property is zoned R-4 (Residential Planned Development District) but is requesting a rezone to PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the subdivision demand is 13.988 acre-feet/year for 52 lots which includes irrigation. Based on this figure, the Applicant must be able to provide a supply of 4,196 acre-feet of water (13.988 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Woodmoor Water and Sanitation District ("District"). As detailed in the *Water Resources Report* dated November 17, 2022 ("Report"), the average daily use for each of the 52 lots will be 0.269 acre-feet per dwelling unit/year for a total water demand of 13.988 acre-feet/year.

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
DOREY L. SPOTTS

BRYAN E. SCHMID
STEVEN W. MARTYN

4. The District's Manager provided a letter of commitment for Waterside at Lake Woodmoor dated October 10, 2022, in which the District Manager stated that the development is located within the service boundaries of the District which is committed to providing water service to the 52 multi-family units in the amount of 13.988 acre-feet per year. The Manager further outlines two conditions, 1) the Developer must enter into an agreement with the District for Supplemental Water Service at the District Board's sole and absolute discretion, and; 2) the development must comply with all District rules, regulations and policies.

State Engineer's Office Opinion

5. In a letter dated August 12, 2022, the State Engineer reviewed the proposal to subdivide the 7.5 +/- acre parcel into 52 household units. The State Engineer stated that the "proposed source of water supply and wastewater disposal is to be served by Woodmoor Water and Sanitation District." The State Engineer indicates the correct number of lots as 52; however, their letter goes on to indicate the project has a water demand of 17.784 acre-feet/year.¹ The State Engineer indicates they received a letter of commitment dated May 11, 2022 from the District which did not indicate a specific commitment volume for the development.² Further, the State Engineer states that "[a]ccording to this office's records, it appears that District has adequate water resources to serve 17.784 acre-feet/year for the proposed development." Finally, "pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that . . . the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Waterside at Lake Woodmoor development is 13.988 acre-feet per year to be supplied by the Woodmoor Water and Sanitation District. **Based on the water demand of 13.988 acre-feet/year for the development and the District's availability of water sources, the County Attorney's Office recommends a finding of sufficient 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.

¹ Although the acre-feet indicated by the State Engineer is incorrect, since the amount cited exceeds the actual water demand, the County Attorney's Office is proceeding with its findings but is requesting an updated State Engineer's Office letter or a written acknowledgement from the State Engineer's Office prior to recording the final plat.

² The District has since updated their Commitment Letter on October 10, 2022 to include their committed supply of 13.988 acre-feet/year.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided November 23, 2022, the *Water Resources Report* dated November 17, 2022, the *Woodmoor Water and Sanitation District letter* dated October 10, 2022, and the *State Engineer Office's Opinion* dated August 12, 2022. 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, the applicant must procure from the State Engineer's Office and upload into eDARP a corrected letter identifying the updated water demand and/or written acknowledgement of the water demand at 13.988 acre-fee/year. See footnote 1.

cc. Ryan Howser, Planner III



Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

Waterside, PUDSP-22-9

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- **The proposed 52-unit townhome development will be provided water and wastewater services by Woodmoor Water and Sanitation District No 1. A Commitment to Serve letter dated 11May2022, from Woodmoor Water and Sanitation District No 1 has been provided for both wastewater and water service. There is a finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment regulated public water system (PWSID# CO0121950).**
- **Radon resistant construction building techniques/practices are encouraged in this area. The EPA has determined that Colorado, and specifically the El Paso County area, have higher radon levels than other areas of the country.**
- **El Paso County Public Health encourages planned walkability of residential communities with sidewalks, walking paths, and bike trails to surrounding neighborhood parks, schools, and commercial areas. Walkability features promote exercise, help reduce obesity and lower the risk of heart disease.**
- **Earthmoving activity more than one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information.**

Mike McCarthy
El Paso County Public Health
719-332-5771
mikemccarthy@elpasoco.com
09September2022

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Waterside PUD Development Plan and Preliminary Plan

Agenda Date: August 10, 2022

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by N.E.S., Inc., on behalf of Lake Woodmoor Holdings, LLC., of the Waterside PUD Development Plan and Preliminary Plan. The project site is located northeast of Monument, on the northwestern shores of Lake Woodmoor near the intersection of Deer Creek Road and Woodmoor Drive. The property consists of 7.53 acres, with 52 residential townhome lots and 5 tracts and is currently zoned R-4, however, a rezone to Planned Unit Development (PUD) is being processed concurrently.

The 2013 and 2022 El Paso County Parks Master Plans show no impacts to parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 0.75 mile south of the property, while the existing New Santa Fe Primary Regional Trail is located 0.65 mile to the west of the property. Lewis-Palmer School District No. 38 is planning to construct the Lewis-Palmer Trail in the immediate vicinity of Waterside. This trail will provide much-needed pedestrian connections to nearby neighborhoods, schools, businesses, and other local attractions to the west and south of the project site.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Waterside falls completely within an updated Candidate Open Space Area. Located at the southern edge of the Black Forest, open space attribute values here include the surface water and wetland areas, floodplains, and moderate to high wildlife impacts. The project has received a Prebles Meadow Jumping Mouse clearance letter from the U.S. Fish and Wildlife Service, while the site development and drainage infrastructure are designed to reduce negative impacts to Lake Woodmoor and its floodplains, wetlands, and environmental habitat.

The Waterside PUD Development Plan and Preliminary Plan shows 2.83 acres of land dedicated to open space, trail corridor, landscape tracts, and drainage infrastructure, thus providing for 37.5% open space within the development. The applicant's letter of intent states the following in regard to parks, trails, and open spaces:

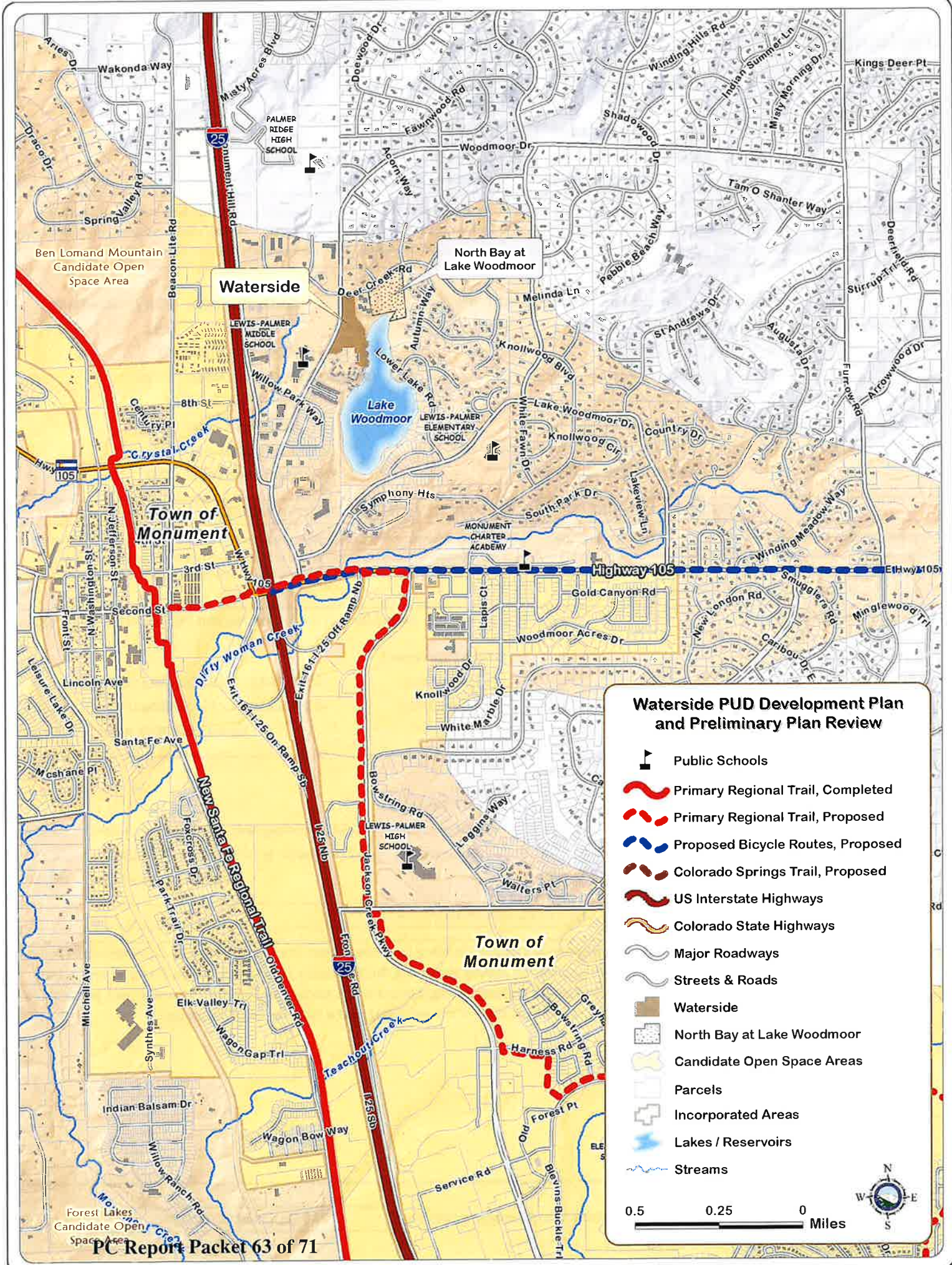
- *"The Waterside Preliminary Plan includes an interconnected system of trails. Five foot attached concrete walkways are provided throughout the development. On the eastern property line, adjacent to Lake Woodmoor is a four-foot crushed fine path. This extended down to the lake area."*

- *“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 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.”*
- *“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.”*
- *“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.”*

As no park land or trail easement dedications are necessary for this development, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Waterside PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$23,920 and urban park purposes in the amount of \$15,080 will be required at time of the recording of the forthcoming final plat(s).



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

August 10, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Waterside PUD Development Plan and Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-22-009	Total Acreage:	7.53
		Total # of Dwelling Units:	52
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	17.26
Lake Woodmoor Holdings, LLC	N.E.S., Inc.	Regional Park Area:	2
1755 Telstar Drive, Suite 211	Andrea Barlow	Urban Park Area:	1
Colorado Springs, CO 80920	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	R-4
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

Urban Park Area: 1

0.0194 Acres x 52 Dwelling Units = 1.009
Total Regional Park Acres: 1.009

Neighborhood: 0.00375 Acres x 52 Dwelling Units = 0.20
Community: 0.00625 Acres x 52 Dwelling Units = 0.33
Total Urban Park Acres: 0.52

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1

\$460 / Dwelling Unit x 52 Dwelling Units = \$23,920
Total Regional Park Fees: \$23,920

Neighborhood: \$114 / Dwelling Unit x 52 Dwelling Units = \$5,928
Community: \$176 / Dwelling Unit x 52 Dwelling Units = \$9,152
Total Urban Park Fees: \$15,080

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Waterside PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$23,920 and urban park purposes in the amount of \$15,080 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation:

PAB Endorsed 08/10/2022

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

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP-22-009
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 May 18, 2023; 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 (2022) 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 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 (2022) 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;
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 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. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
7. 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. 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.

_____ seconded the adoption of the foregoing Resolution.

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

Thomas Bailey	aye / no / abstain / absent
Tim Trowbridge	aye / no / abstain / absent
Becky Fuller	aye / no / abstain / absent
Sarah Brittain Jack	aye / no / abstain / absent
Jay Carlson	aye / no / abstain / absent
Eric Moraes	aye / no / abstain / absent
Kara Offner	aye / no / abstain / absent
Joshua Patterson	aye / no / abstain / absent
Bryce Schuettpelz	aye / no / abstain / absent
Christopher Whitney	aye / no / abstain / absent
Brandy Merriam	aye / no / abstain / absent

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

DONE THIS 18th day of May 2023, at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
_____, Chair

DATED: May 18, 2023

EXHIBIT A

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

