



ELPC LDC

**EL PASO COUNTY
LAND DEVELOPMENT CODE**

Board of County
Commissioners
LDC Assessment
Overview

AGENDA



- Code Assessment Overview
- Working Group Meeting 1
- Planning Commission Comments
- Next Steps

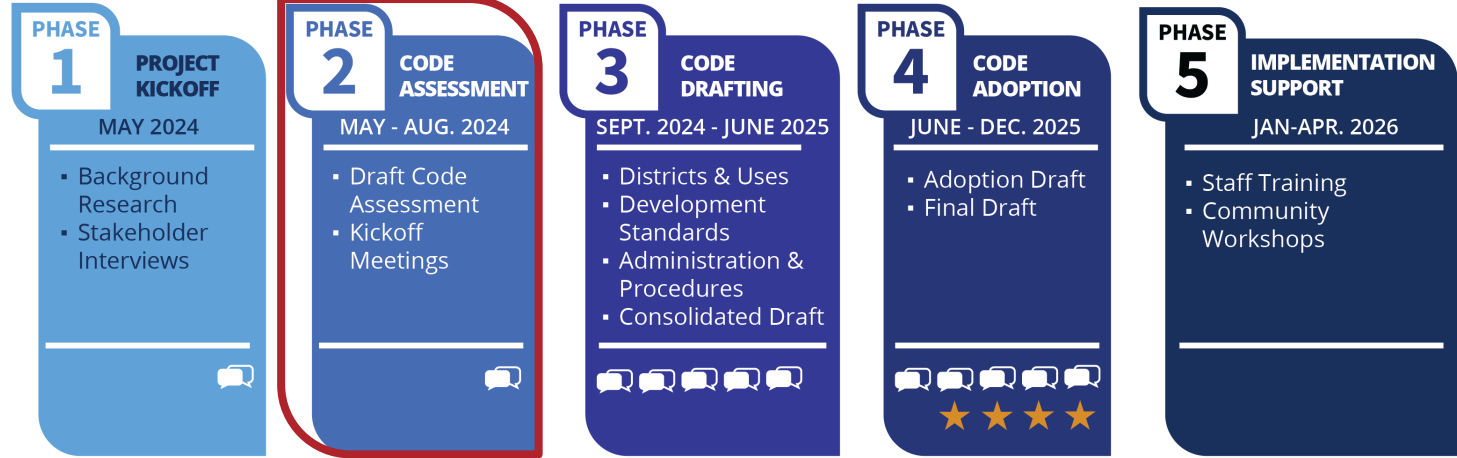


LDC ASSESSMENT OVERVIEW

PROJECT TIMELINE



WE ARE HERE



COMMUNITY ENGAGEMENT

-  STAKEHOLDER/COMMUNITY MEETING
-  ADOPTION HEARING

PROJECT GOALS



- **Modernize** the LDC using a community-based process, **regulating what matters** to the community without overregulating
- Create **tailored standards** for development that help implement regulatory best practices, the Master Plan, and the County's development policies
- Establish development procedures that result in **predictable processes** and offer **flexibility** for unique circumstances
- Make the LDC more **simple, user-friendly, searchable, and easy to understand**

BACKGROUND



- Current LDC was last comprehensively updated in 2006/2007; development patterns and preferences have changed since then
- LDC is challenging to use and can act as barrier to implementation of County development policies and plans
 - El Paso County Strategic Plan
 - Your El Paso Master Plan (adopted May 2021)
 - Parks Master Plan
 - Water Master Plan
 - Other policy documents



ROLE OF THE LDC ASSESSMENT

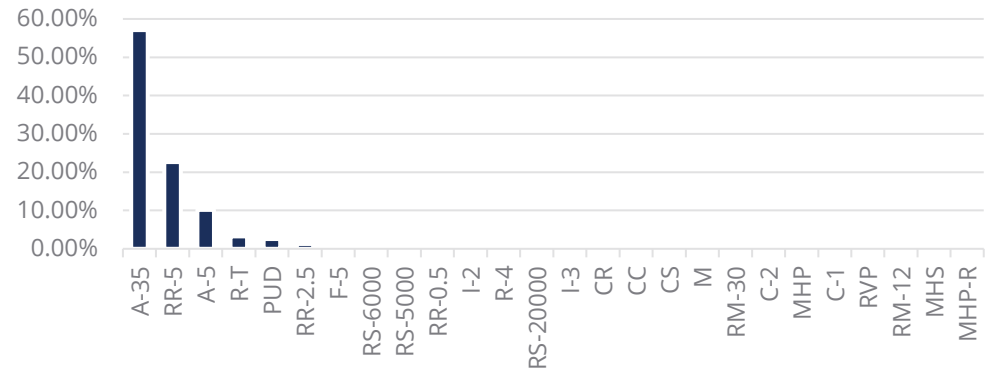
- LDC Assessment content based on review of current policies, plans, and regulations
- Creates a drafting framework
- 10,000-foot overview of where the project will go
- Touch point to look back later in the drafting process, if needed, and discuss why we are making specific changes
- Provides early issue spotting and approach for project stakeholders and community to add specific comments
- Opportunity to identifying different approaches to address issues

ZONING DISTRICTS



- Update to provide tools for desired development
- Consolidate all district-specific information in one place
- Link PUDs to base zoning districts; define thresholds and community benefits

Percent of Total Acreage by District



DISTRICTS AND PLACETYPES



Updating zone districts:

- Range of districts to guide urban and urbanizing development
- Regulatory standards for suburban development
- Where to allow what types of housing
- Options for mixed-use (residential + something else)

2.4. RS-18: Single-Family Residential

A. Purpose

The RS-18 district is intended to accommodate and preserve lower-density to medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density residential to higher-density residential zoning districts.

B. RS-18 Lot and Building Standards

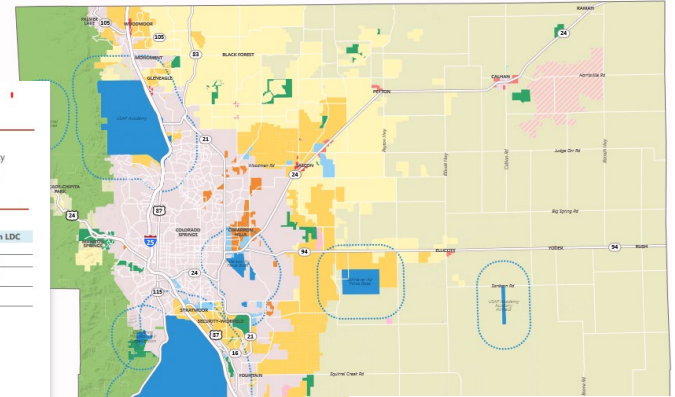
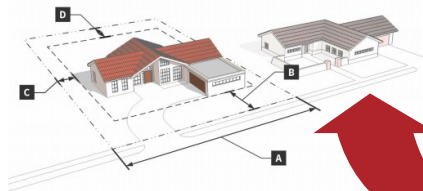
Lot Standards	
A Width (minimum)	100 feet
Area (minimum)	18,000 sq. ft.
Density (maximum for new subdivisions) (1)	2 du/acre
Setbacks (minimum)	
B Front	25 feet
C Side	10 feet
Side, abutting street	15 feet
D Rear	25 feet
Height	
Building height	See 2.24.E
Impervious Coverage (maximum)	
Building coverage	35 percent
Total coverage	60 percent

C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.24
Use-Specific Standards	Section 3.3
Off-Street Parking	Section 5.5
Landscaping, Buffering, and Screening	Section 5.6

Notes:

(1) For lot planning in new subdivisions, use Section 7.3.C



Placetypes

Rural	Employment Center
Large-Lot Residential	Regional Open Space
Suburban Residential	Mountain Interface
Urban Residential	Military
Rural Center	Utility
Regional Center	Incorporated Area

USE STANDARDS



- Use permissions are the companion to zone district dimensions, defining allowed development
- Updates:
 - Make most uses allowed with administrative approval, keep challenging or impactful uses as special use review
 - Include use-specific standards where needed to address likely issues
 - Better align uses with district purposes, e.g., limit the number of non-ag uses allowed in Agricultural districts
 - Organize uses into defined groups and categories; i.e., Residential and Commercial rather than alphabetical

DEVELOPMENT STANDARDS



- Parking, lighting, landscaping, environmental
- Fill regulatory gaps
- Tailor to reflect rural, suburban, and urban settings
- Regulate only what matters; don't overregulate



- Simplify and focus on user-friendliness

ADMIN. AND PROCEDURES



- Include procedures in LDC
- Standardize process (where possible)
- Examine steps, public involvement, and decision-making authority for best practices and streamlining options



R = Review & recommend D = decide A = appeal
 ✓ = required ◊ = optional * = public hearing required

Application Type	UDC Reference	Pre-Application Activities		Review & Decision-Making Bodies			
		Pre-application conference	Neighborhood Meeting	Staff/Referral Agencies	Planning and Zoning Commission	City Council	Board of Adjustment
Ordinance and Plan Amendments							
Comprehensive plan amendment	6.6.1	✓	◊	R	R*	D*	
Zoning map amendment (rezoning)	6.6.2	✓	◊	R	R*	D*	
Zoning map amendment to Preliminary	6.6.3	✓	◊	R	R*	D*	
planned development (PD) Final	6.6.3	✓		R	R*	D*	
Zoning text amendment	6.6.4	◊	◊	R	R*	D*	
Annexation ⁸⁸	6.6.5	✓		R	R	D*	
Development Permits and Approvals							
Site plan, minor	6.4.1	✓		D			A*
Site plan, major	6.4.1	✓	◊	R	D*		A*
Special use permit	6.4.2	✓	◊	R	R*	D*	

USER FRIENDLINESS

- Group like content together and use cross-references
- Eliminate conflicting standards/definitions
- Add graphics, tables, flow charts
- Develop an Administrative Manual for reference material
- Use plain English

Article 19. Measurements and Definitions
20-1902 Measurements

wall or ground level, and including all projections, other than open patches, fire escapes, and the first two feet of a roof overhang. Uncovered ground-level parking areas, open recreation areas, uncovered patios and porches will not be counted as building coverage.

(b) Building Height¹⁴

(1) Measurement¹⁵
Building height is the vertical distance between the average finished grade between the lowest and highest grades along the foundation and the highest point of the roof or facade (see graphic).

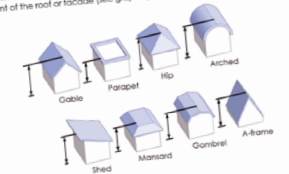


Fig. 20-19.K. Building Height Measurement¹⁷

(c) Distances

(1) Distance Between Structures
The shortest horizontal distance measured between the vertical walls of two structures as herein defined perpendicular to an axis, at points along which are masonry between the vertical walls.

(d) Floor Area

(1) Floor Area
The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings.

¹⁴ In new, simplified approach to measuring height.
¹⁵ Example graphics to be updated to match Lawrence document codes. Additional graphics demonstrating how to calculate average finished grade will be added in future drafts.

Lawrence, Kansas, Land Development Code
Module 2: Development Standards – Public Draft November 2022
May 2023

Chapter 20.02 Zoning Districts
20.02.10 RM32 Residential Multi-Family 32
A Purpose

RM32-RESIDENTIAL MULTI-FAMILY 32

OTHER STANDARDS	
Area, min.	7,000 sf
Area, max.	32 units/acre
Min. FTI	20
Interior	20
Street	30
Building separation	10/5
Max. FTI	10/6
Lot area height	50

RM32 district is established to accommodate a diverse array of high-density, residential development in multi-structures. This district is intended to support walkability, transit-use, and serve as a transition in high-density residential areas and commercial, mixed-use, and nonresidential areas.

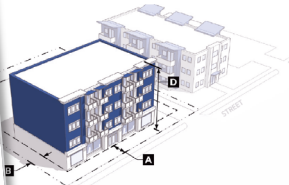
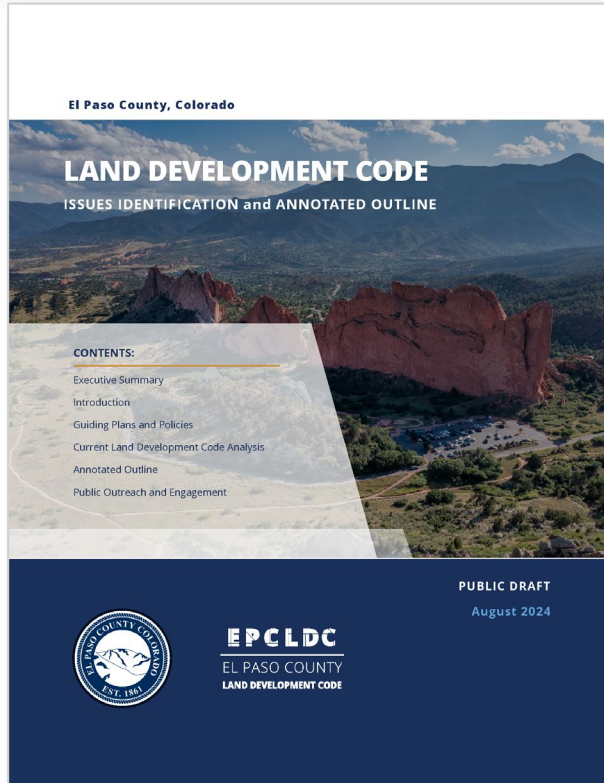


Figure 20.02-10: RM32 District Standards Illustration

COMMENTING



- Review and comment online

ElPasoCountyLDC.com

- Changes to approach based on feedback (and future feedback)
- No edits made to the LDC Assessment, comments will be shared



WHAT WE'VE HEARD

WORKING GROUP



- Lots of experience; excited to learn more
- User-friendly LDC for staff, applicants, and decision-makers
- LDC should deal with urban and suburban development as much as rural
- Rethink PUDs and flexibility for conservation subdivision
- Create predictable processes
- Remove duplication and conflicting standards

WORKING GROUP



- Review and provide input on interim draft documents:
 - LDC Assessment
 - Module 1: Districts and Uses
 - Module 2: Development Standards
 - Module 3: Procedures
 - Consolidated Draft LDC

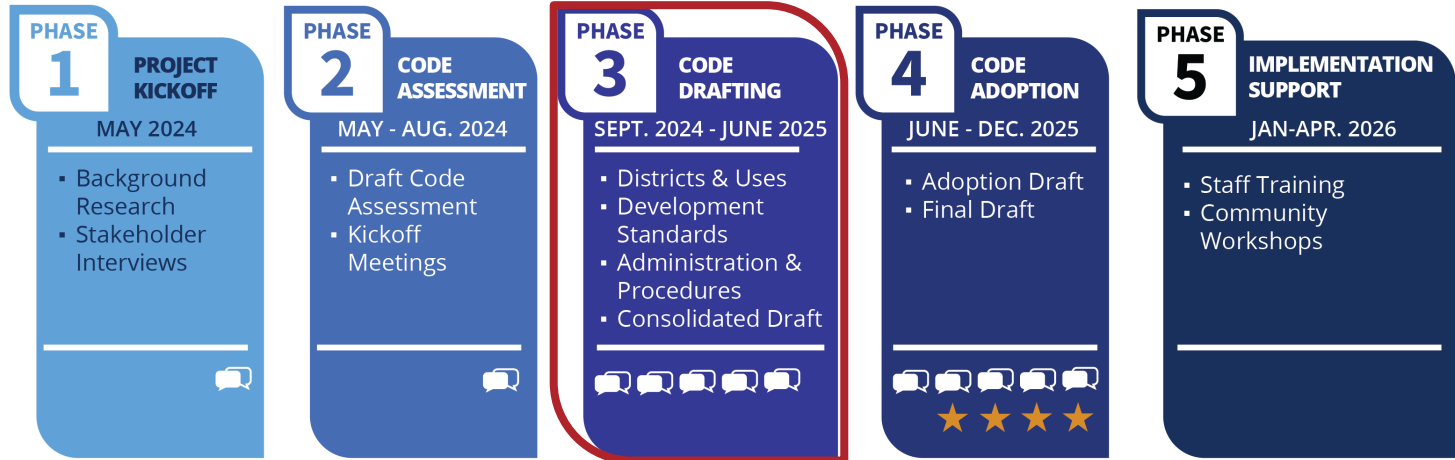
MEETING LOGISTICS

- Min. 5 meetings (1 per draft)
- Meeting dates and materials posted to website and emailed
- Meetings open to public



NEXT STEPS

PROJECT CALENDAR



COMMUNITY ENGAGEMENT

- STAKEHOLDER/COMMUNITY MEETING
- ADOPTION HEARING

COMMUNITY ENGAGEMENT



TECH

- LDC learning sessions and informational videos
- Surveys
- Online public draft review with shared comments
- Story maps and interactive zoning map

TOUCH

- Stakeholder and focus group meetings
- LDC Working Group meetings
- BOCC/PC status updates
- Community topic and open house meetings
- Informational handout and postcards

UPCOMING OPPORTUNITIES



- LDC Assessment available online for review/download
 - Commenting available soon!
- Kickoff survey
- Project team working to setup September outreach meetings:
 - Community information and open house meetings (in person and online)
 - Stakeholder and focus group meetings

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	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	don't know
Site Development Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Planned Unit Development (PUD)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rezoning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special Use Permit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Temporary Use Permit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Minor Subdivision	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Major Subdivision	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Subdivision Exemptions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vacations or Alterations to a Recorded Plat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Amendment to Land Development Code	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Which of the following best describes your experience finding parking in El Paso County (not incorporated areas like Colorado Springs, Fountain, Manitou Springs, and Monument)?

- I can always find a convenient parking space at the places I frequent
- I can always find a parking space at the places I frequent, but not always the most convenient space
- I can always find a parking space at the places I frequent, but it can take a while to find one (more than 5 minutes)
- I only sometimes find a parking space at the places I frequent
- I can rarely or never find a parking space that the places I frequent
- Other (please specify)

PROJECT WEBSITE



ANNOUNCEMENTS

Get Involved!



Project Documents

Read the latest drafts of the UDC.

[See All Documents](#)



Participate

Stay tuned for upcoming events and opportunities to share your thoughts on how El Paso County develops in the future.

[See All Events](#)

Latest News

ElPasoCountyLDC.com

- About the project
- FAQs
- Events and opportunities to participate
- Project documents



THANK YOU!