



**ELPC LDC**

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**EL PASO COUNTY  
LAND DEVELOPMENT CODE**

Board of County  
Commissioners  
LDC Assessment  
Overview

# AGENDA



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

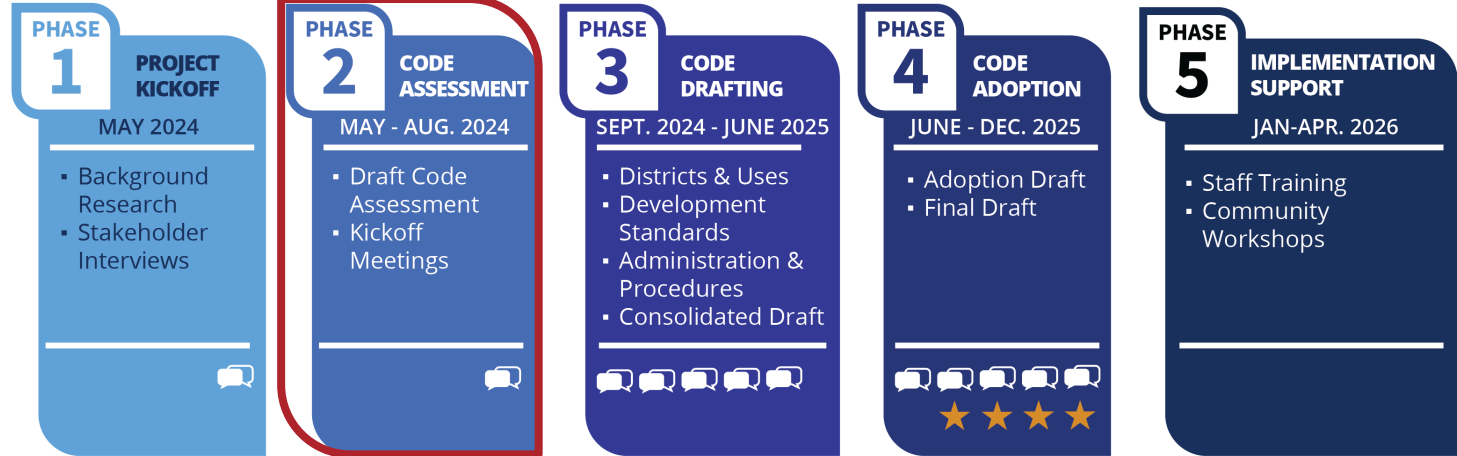


# LDC ASSESSMENT OVERVIEW

# 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



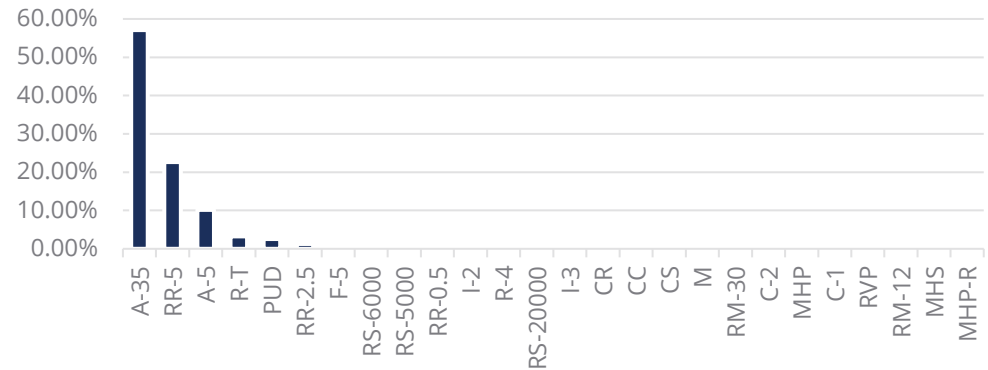
- Create a drafting framework that organizes the updated code and highlights issues for further discussion
- LDC Assessment content based on review of current policies, plans, and regulations
- 10,000-foot overview of where the project will go
- Touch point to look back later in the drafting process, if needed, and discuss why we are making specific changes
- Provides early issue spotting and place for project stakeholders and community to add specific suggestions
- 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



Considerations for 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

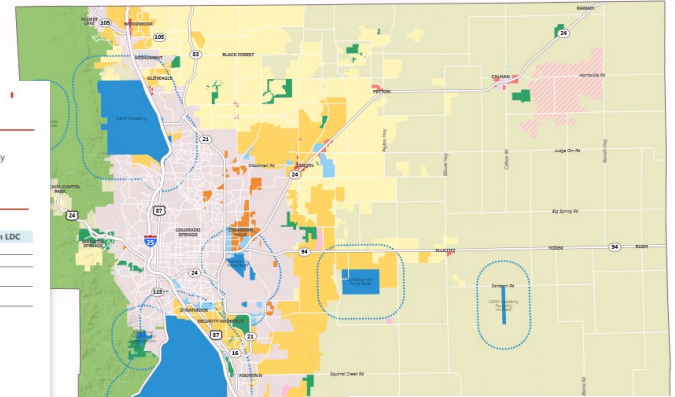
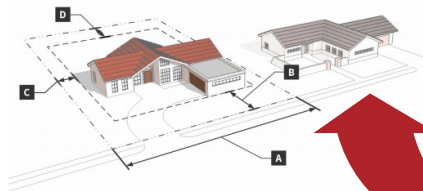
Lot Standards	
<b>A</b> Width (minimum)	100 feet
Area (minimum)	18,000 sq. ft.
Density (maximum for new subdivisions) [1]	2 du/acre
Setbacks (minimum)	
<b>B</b> Front	25 feet
<b>C</b> Side	10 feet
Side, abutting street	15 feet
<b>D</b> Rear	25 feet
Height	
Building height	See 2.24.E
Impervious Coverage (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:
  - Allow most uses with administrative approval, keep challenging uses as special use review
  - Clean-up use-specific standards
  - Better align uses with district purposes, e.g., limit the number of non-ag uses allowed in Agricultural districts
  - Organize uses into groups and categories (e.g., Residential, Commercial, Agricultural) that help infrequent code users, rather than alphabetical order

**Table 20-8-1: Principal Use Table**  
 P = Permitted Use    S = Special Use    Blank = Not Permitted

Current Zoning Districts	RS40R S20 RS10	RS7 RS5	RS3 RM12 D RM15	RM24 RM32	NEW	CN1 RSO MU- Tert	CN2 CO RMO	CS MU- Prim + Sec	CD	CC CR	IL IM	IG	IBP	GPI H	OS	Use- Specific Standards
<b>Proposed Zoning Districts</b>	R-1	R-2	R-3	R-4	R-5	M-1	M-2	M-3	CD	CC	IL	IG	IBP	P-1	P-2	
Outpatient Care						P	P	P	P	P	P					
<b>Noncommercial Recreation</b>																
Active Recreation	S	S	S	S	S	S	P	P	S	P	P	S	P		S	
Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Commercial Amusement and Recreation</b>																20-806(a)
Entertainment and Spectator, Indoor			S	S	S		P	P	P	P				P	P	S
Participant Sports and Recreation, Indoor			S	S	S		P	P	P	P				P	P	20-806(b)
Entertainment and Spectator, Outdoor			S	S	S			P	P	P						20-806(c)
Participant Sports and Recreation, Outdoor			S	S	S			P	P	P	P				S	20-806(c)
Sexually Oriented Business											P					20-806(d)
<b>Animal Services</b>																
Kennel	S	S	S	S	S	S	S	P			P	P	P	P		

Sample use table from another community

# DEVELOPMENT STANDARDS



- Parking, outdoor lighting, landscaping, fences, grading, signs, environmental
- Tailor to reflect rural, suburban, and urban settings, e.g., parking
- Clarify all standards, incorporate recent local and state changes, eliminate conflicts



- Organize content for improved on user-friendliness

# ADMIN. AND PROCEDURES



- Include procedures in LDC
- Standardize common and specific processes
- Examine steps, public involvement, and decision-making authority for best practices and streamlining options



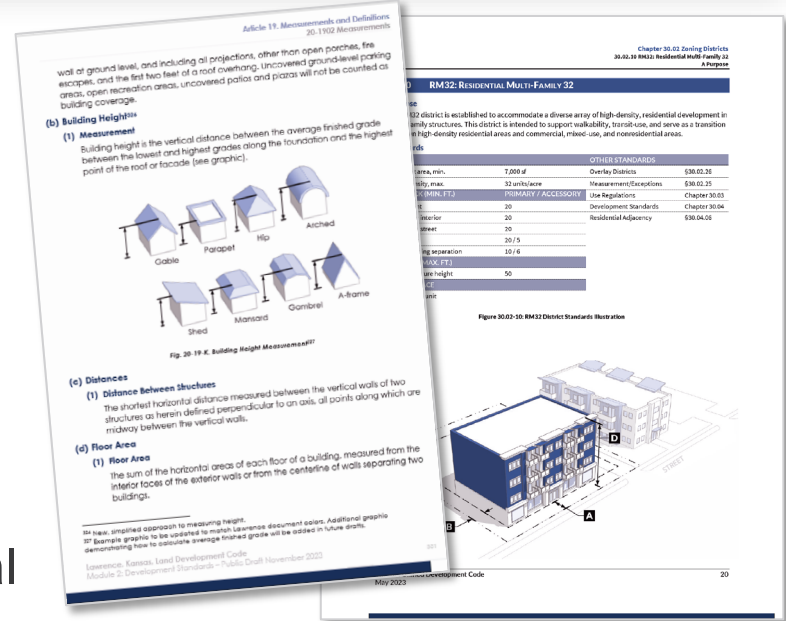
R = Review & recommend D = decide A = appeal  
 ✓ = required ◊ = optional \* = public hearing required

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
<b>Ordinance and Plan Amendments</b>							
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 <sup>88</sup>	6.6.5	✓		R	R	D*	
<b>Development Permits and Approvals</b>							
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 language





# WHAT WE'VE HEARD

# WORKING GROUP



- Members:
  - Andrea Barlow
  - Belinda Warren
  - Doug Stimple
  - Eric Moraes
  - Jason Alwine
  - Jill Gaebler
  - Kyle Campbell
  - Mark Gebhart
  - Phil Stuepfert
  - Ryan Graham
  - Scott Smith
  - Tim Trowbridge
  - Tom Kerby

## MEETING LOGISTICS

- At least 5, two-hour meetings (1 per draft)
  - LDC Assessment
  - Modules 1-3
  - Consolidated Draft LDC
- Meeting dates and materials posted to website and emailed
- Meetings open to public

# WORKING GROUP COMMENTS



- 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 (rename cluster development)
- Create predictable processes
- Remove duplication and conflicting standards



# PLANNING COMMISSION COMMENTS

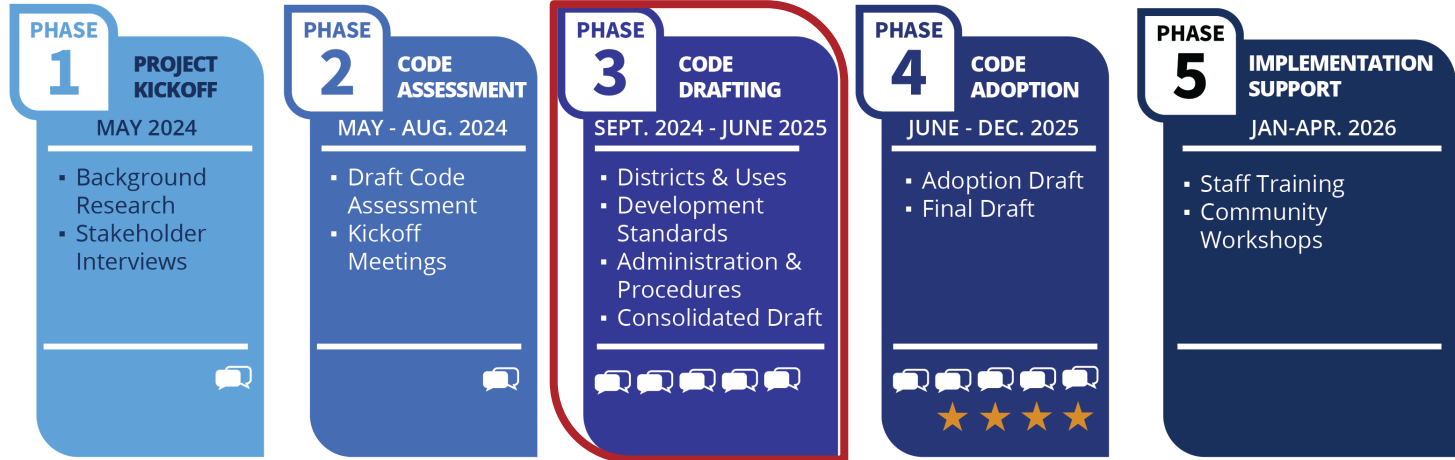


- Add language re: coordinating and cooperating with all local governments within El Paso County
- Consider posting list of Working Group members



# NEXT STEPS

# PROJECT CALENDAR: NEXT



## COMMUNITY ENGAGEMENT

 STAKEHOLDER/COMMUNITY MEETING

 ADOPTION HEARING

# COMMUNITY ENGAGEMENT



## ONLINE

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

## IN PERSON

- 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/comment/download
- 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

## EIPasoCountyLDC.com

	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](http://ElPasoCountyLDC.com)

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



THANK YOU!