



**EPCLDC**

**EL PASO COUNTY  
LAND DEVELOPMENT CODE**

**Working Group  
Kickoff Meeting**

**CLARION**



# AGENDA

- Meet the Project Team
- Meet the Working Group
- Working Group: Roles, Responsibilities, and Expectations
- Code Assessment Discussion
- Next Steps

# PROJECT TEAM

EPC  
LDC



## Planning and Community Development Department



**Elizabeth Garvin  
Esq., AICP**

DIRECTOR

Project Manager



**Don Elliott Esq.,  
FAICP**

SENIOR CONSULTANT

Project Advisor



**Gabby Hart,  
AICP**

SENIOR ASSOCIATE

Code Drafting



**Paul Donegan,  
AICP**

SENIOR ASSOCIATE

Code Drafting



**Holly White**

DESIGN LEAD

Graphics & Marketing

# WORKING GROUP



1. Name
2. Role (occupation, organization, etc.)
3. Where you live (generally) in El Paso County
4. What is an important outcome of this project for you?



# WORKING GROUP

ROLES, RESPONSIBILITIES, AND EXPECTATIONS

# ROLES



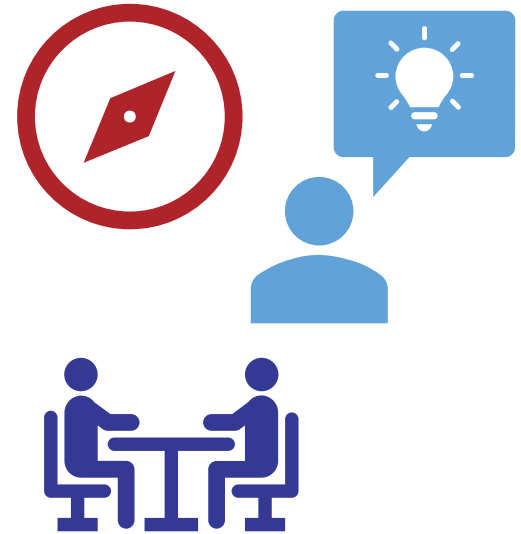
- Support the LDC process in an advisory role by sharing your insights and expertise
- Your input will be shared with the Planning Commission and Board of County Commissioners
- Working Group will be focused on identifying issues to bring back to the community



# RESPONSIBILITIES



- Attend Working Group meetings
- Contribute insights and suggestions to provide feedback, guidance, and recommendations to the project team
- Leverage your expertise and experience to offer informed perspectives on key issues and drafts
- Serve as ambassadors for the LDC update project



# EXPECTATIONS



- Be prepared
- Actively participate
- Share your insights and expertise
- Allow space for everyone to weigh in; respect differing viewpoints
- Consider the interests of El Paso County as a whole





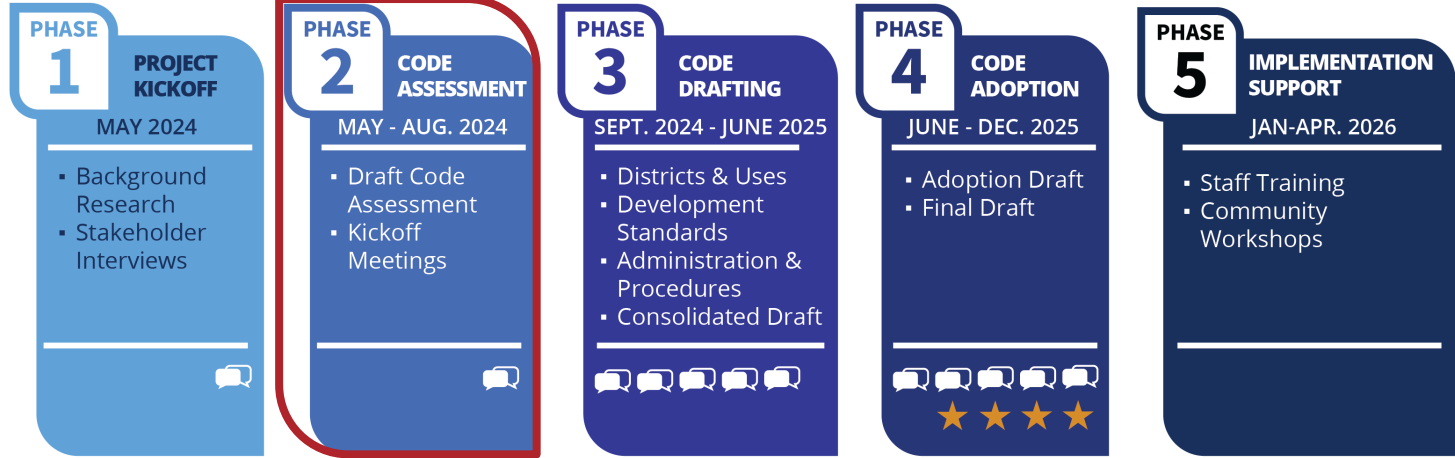


# DISCUSSION: CODE ASSESSMENT

# PROJECT TIMELINE



WE ARE HERE



## COMMUNITY ENGAGEMENT

 STAKEHOLDER/COMMUNITY MEETING

 ADOPTION HEARING

# PROJECT GOALS



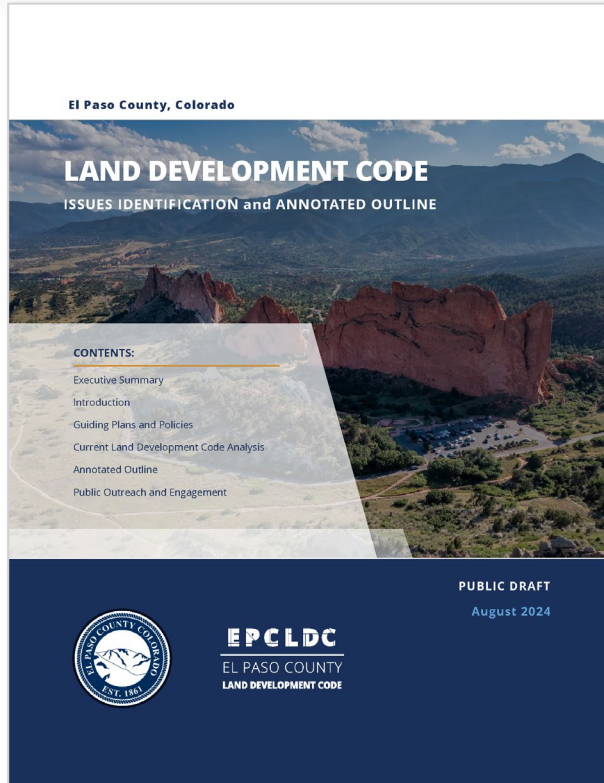
- **Modernize** the LDC using a community-based process, **regulating what matters** to the community without overregulating
- Create **tailored standards** for development that help implement regulatory best practices and the Master Plan
- Establish development procedures that result in **predictable 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
- County adopted Your El Paso Master Plan in May 2021
  - County also has a Parks Master Plan, Strategic Plan, Water Master Plan, and other policy documents
- Code Assessment Approach
  - Issue spotting
  - Identifying different approaches to address issues
  - Creating a framework for drafting

# COMMENTING



- Review and comment online

[ElPasoCountyLDC.com](https://ElPasoCountyLDC.com)

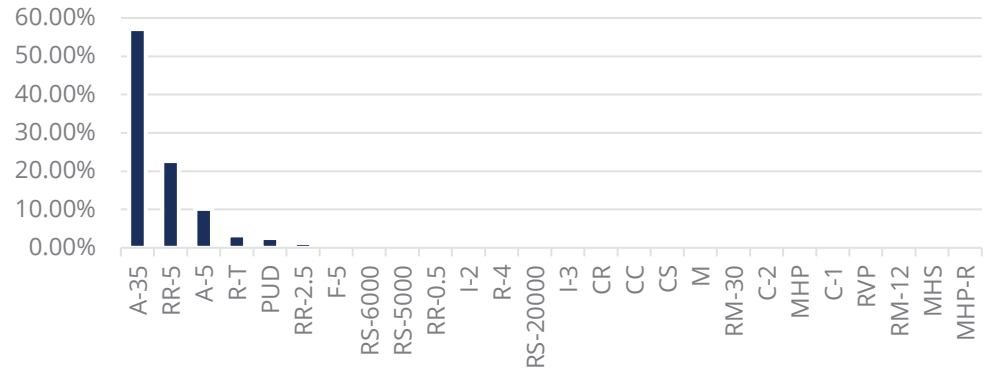
- Changes to approach based on feedback (and future feedback)
- No edits made to the Code Assessment

# 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



## 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.

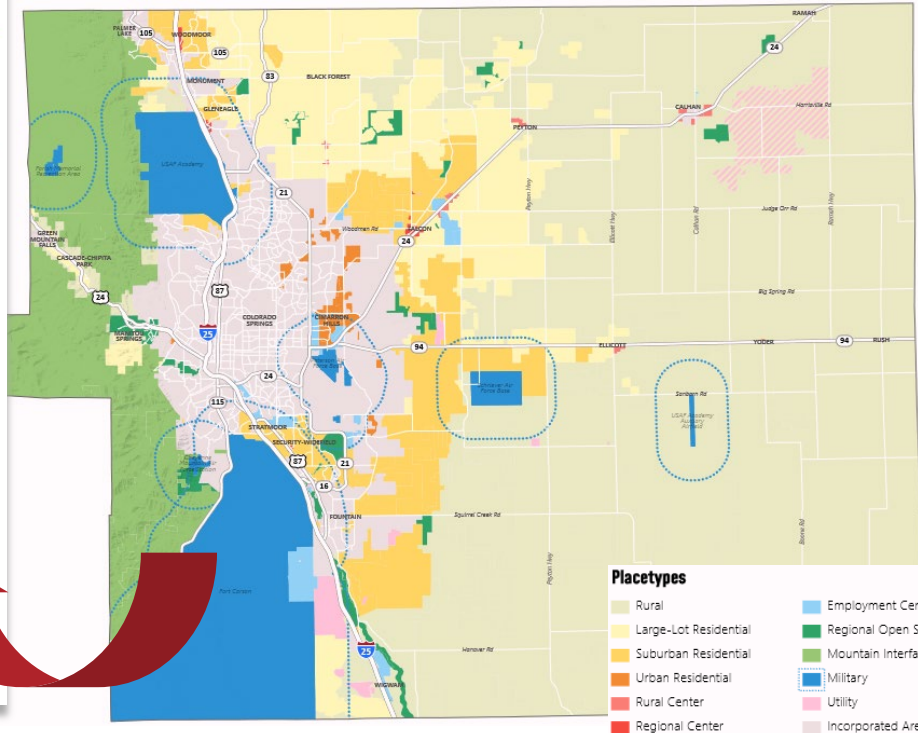
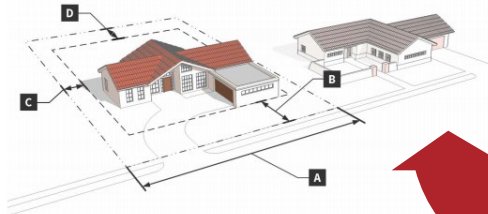
### B. RS-18 Lot and Building Standards

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, see Section 7.3.C



# USE STANDARDS



- Organize uses into defined groups and categories
- Be as flexible as possible
- Include use-specific standards where needed to address likely issues

Use	Residential								Mixed-Use								Non-Residential		Use-Specific Standards
	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
<b>RESIDENTIAL USES</b>																			
<b>Household Living</b>																			
Dwelling, single-family (detached)	p	p	p	p	p	p*	p*	p	p	p	p*	p*	p*			p*			20.03.030(b)(1)
Dwelling, single-family (attached)			p*	p*	p*	p*	p*		p*	p*	p*				p*				20.03.030(b)(2)
Dwelling, duplex	C	*	*	*	p*	p*	p*		p*	p*	p*	C*			p*				20.03.030(b)(3)
Dwelling, triplex		*	*	*	p*	p*	p*		p*	p*	p*	C*			p*				20.03.030(b)(4)
Dwelling, fourplex					C*	p*	p*		p*	p*	p*	p*			p*				20.03.030(b)(4)
Dwelling, multifamily					C*	p	p		p	p*	p*	p	p*	C	p*				20.03.030(b)(5)
Dwelling, live/work					C*	p*	p*			p*	p*	p*			p*				20.03.030(b)(6)
Dwelling, cottage development		C*	C*	C*	C*	C*	C*	C*		C*									20.03.030(b)(7)
Dwelling, mobile home								p*											20.03.030(b)(8)
Manufactured home park								p*											20.03.030(b)(9)



# 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

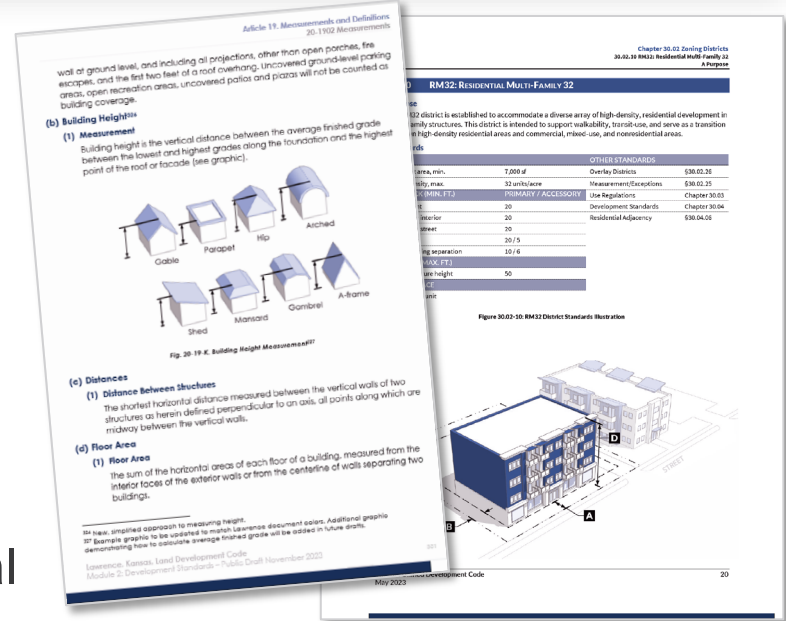


R = Review & recommend D = decide A = appeal  
 ✓ = required ◊ = optional \* = public hearing required

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
<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*	
Zoning map amendment to 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 English



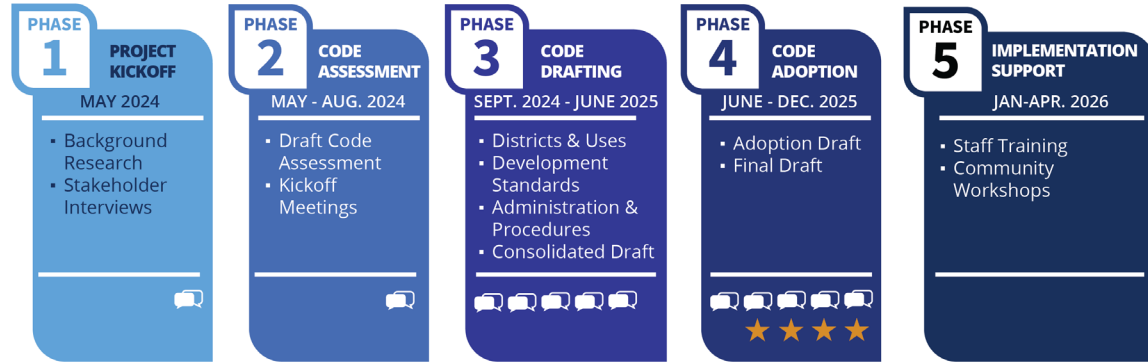


# NEXT STEPS

# NEXT STEPS



- Project team working to setup September community engagement
- LDC Assessment will be published today for broader public review



#### COMMUNITY ENGAGEMENT

- STAKEHOLDER/COMMUNITY MEETING
- ADOPTION HEARING

# COMMUNITY ENGAGEMENT



## CONTENT TIMING

- Early draft: issues discussions
- Mid-draft: regulatory approach discussions
- Late-draft: full code feedback
- Continuous “welcome to the project” invite

## HIGH TECH

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

## HIGH TOUCH

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

# WORKING GROUP MEETINGS

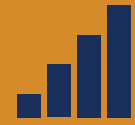


- Review and provide input on interim draft documents:
  - Code Assessment
  - Module 1: Districts and Uses
  - Module 2: Development Standards
  - Module 3: Procedures
  - Consolidated Draft LDC

## MEETING LOGISTICS

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

# KICKOFF SURVEY



7. If you have experience with the County's development review and approval processes, do you agree that the following processes result in predictable processes and decisions?

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	No opinion/ 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"/>

EIPasoCountyLDC.com

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 a space (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



# DISCUSSION

Questions?

Contact Kylie Bagley at [kyliebagley@elpasoco.com](mailto:kyliebagley@elpasoco.com)