



EPCLDC

**EL PASO COUNTY
LAND DEVELOPMENT CODE**

**Planning Commission
Kickoff Meeting**

CLARION

PROJECT TEAM



Planning and Community Development Department



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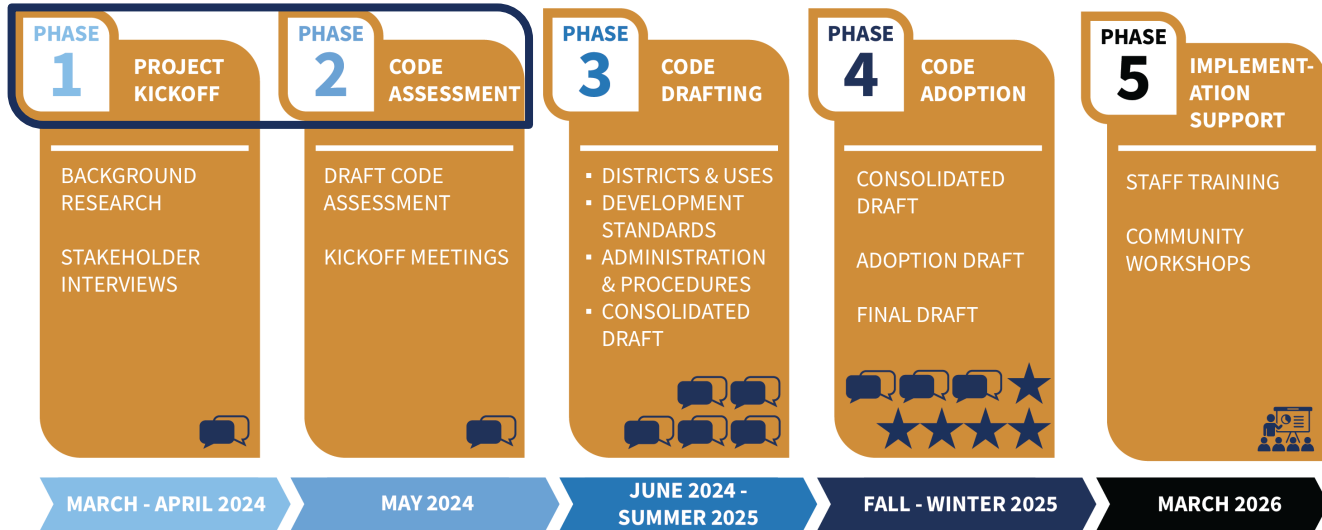


PROJECT OVERVIEW

PROJECT TIMELINE



WE ARE HERE



COMMUNITY ENGAGEMENT



STAKEHOLDER/
COMMUNITY
MEETING



ADOPTION
HEARING



TRAINING/
WORKSHOP

PROJECT OBJECTIVES



- Implement **Your El Paso Master Plan**
- Modernize the **Land Development Code** using a community-based process
- Create effective standards
- Fill regulatory gaps
- Streamline review processes (and put them in the LDC)
- Tailor the updated code to work across rural, suburban, and urban settings
- Regulate only what matters; don't overregulate
- Simplify and focus on user-friendliness

MODERNIZE THE LDC



- Use **plain** language, not legal jargon
- Update list of land uses
- Simplify standards and integrate contemporary best practices
- Incorporate tables, graphics, and illustrations

Table 3.1
Table of Allowed Uses
P = permitted C = conditional use permit required A = accessory

	Residential					
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH-1
RESIDENTIAL						
Household Living						
Dwelling, Co-Housing						P
Dwelling, Duplex						P
Dwelling, Live/Work						
Dwelling, Multifamily						P
Dwelling, Single-Family Attached						P
Dwelling, Single-Family Detached	P	P	P	P	P	P
Manufactured Home				P	P	C
Group Living						
Assisted Living Facility						
Dormitory						C
PUBLIC, INSTITUTIONAL, AND CIVIC USES						
Community and Cultural Facilities						

2.4. RS-18: Single-Family Residential

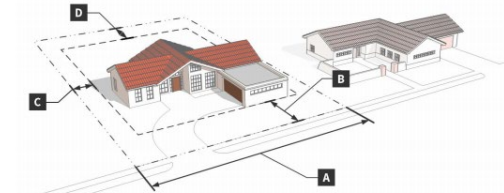
A. Purpose

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	Other Standards	Location in LDC
A Width (minimum)	100 feet	Measurements and Exceptions Section 2.24
Area (minimum)	18,000 sq. ft.	Use-Specific Standards Section 3.3
Density (maximum for new subdivisions) [1]	2 du/acre	Off-Street Parking Section 5.5
Setbacks (minimum)		
B Front	25 feet	Landscaping, Buffering, and Screening Section 5.6
C Side	10 feet	
D Side, abutting street	15 feet	
Rear	25 feet	
Height		
Building height	See 2.24 E	
Impervious Coverage (maximum)		
Building coverage	35 percent	
Total coverage	60 percent	

Notes:
[1] For lot planning in new subdivisions, see Section 7.3.C



IMPLEMENTING THE PLAN



PLACETYPES	LAND USES																						
	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility			
Rural	●	●	○																		●	○	
Large-Lot	○			●					○	○												○	
Suburban				●	○	○			○	○												○	○
Urban Residential				●	●	●	○	○	○	○			○									○	○
Rural Center				●	○	○		●	●	●												●	
Regional Center					○	●	○	●	●	●			●	○								○	
Employment Center									○	○	○			●	●	●							
Regional Open Space																							
Mountain Interface				○					○	○	○	○											
Military				○	○	●		○	○	○		○	●	●		●							
Utility																							

- Guide public and private policy and action in order to provide adequate and efficient transportation, water, sewage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
- Establish reasonable standards of design and procedures for subdivision and resubdivision in order to further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land.
- Ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

PLACETYPE: RURAL

The Rural Placetype supports the County's established agricultural and rural identity. This placetype is uniquely sensitive to new development due to limited water access and infrastructure making sustainable growth a priority.

- Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
- Supporting Land Use: Less prevalent and serve to support the primary land use.

Character

The Rural placetype comprises ranchland, farms, and other agricultural uses. The primary land use in this placetype is agriculture however residential uses such as farm homesteads and estate residential are allowed as support uses. Residential lot development within the Rural placetype typically cover 35 acres or more per two units with the minimum lot area consisting of 5 acres per unit. The Rural placetype covers most of the eastern half of the County.

Land Uses

- Primary
 - Agriculture
 - Parks/Open Space

QUALITY DEVELOPMENT



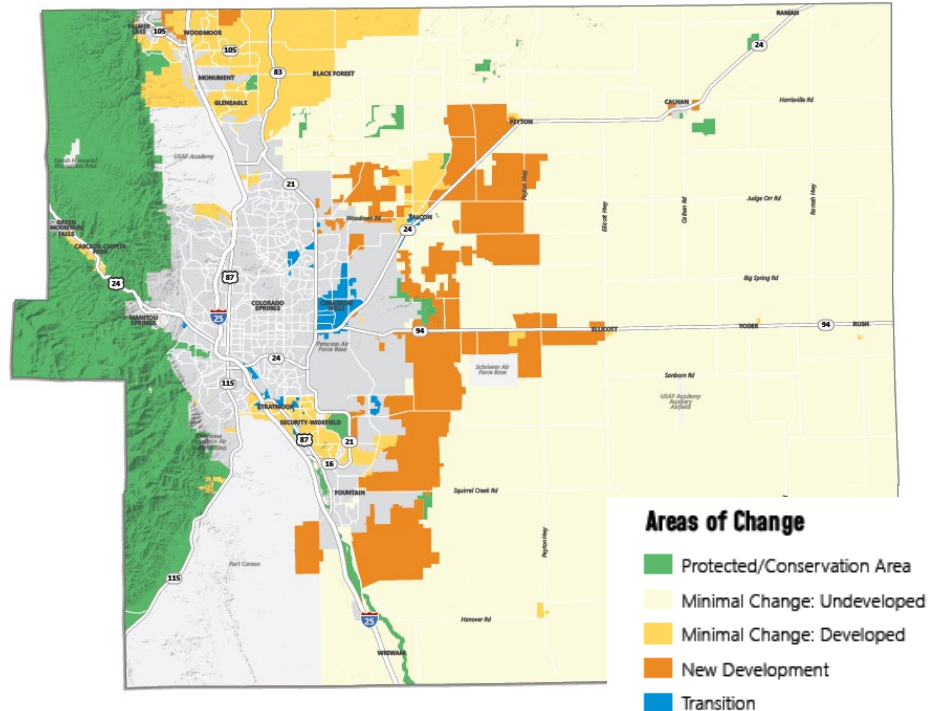
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KEY CONSIDERATIONS



- Need for a cohesive regulatory framework applicable to different characters and paces of development
- Multijurisdictional planning for annexation, use of infrastructure, ranges and scales of development patterns
- Widening gap in income and housing affordability
- Need to regulate water and stormwater for conservation and quality



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 Advisory Committee meetings
- BOCC/PC status updates
- Community topic and open house meetings
- Informational handout and postcards

YOUR ROLE



Quarterly Progress Report

- BOCC Meeting (May 7)
 - What we heard: keep regulations focused on what matters most, context-sensitive approach, coordinate with military installations and municipalities, build-in flexibility
- Planning Commission Meeting

Key Issues

- What issue(s) are you most concerned about seeing addressed in the LDC?
- What does a successful outcome look like?
- Who should we make sure we are hearing from?



NEXT STEPS

Next Steps

- Staff working to form Advisory Committee and identify community and development stakeholders
- Code Assessment drafting with staff then published for broader public review

