

1. Agenda

Documents:

[2020-03-12 PC WORK SESSION AGENDA.DOCX.PDF](#)

2. Meeting Materials

Documents:

[MEMO TO PC 3.26.20.PDF](#)



PUBLIC NOTICE

WOODLAND PARK PLANNING COMMISSION WORK SESSION AGENDA

6:00 PM – Thursday, May 14, 2020

ZOOM VIRTUAL MEETING

1. WORK SESSION

- A. Discussion of single-family uses in multi-family zones.

Due to the COVID-19 emergency, this meeting will be held electronically. For more information or to join the Zoom meeting, click on the meeting link on the front page of the City website. Public input is very important to the City. Questions or comments are strongly encouraged in writing in advance of the meeting and may be submitted by mail to Planning Commission, PO Box 9007, Woodland Park, CO, 80866, or by email to sriley@city-woodlandpark.org.

*For more information, please contact Planning Department
719.687.5202*



City of Woodland Park Memo for Planning Commission

Meeting Date: March 12, 2020

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
Work Session	Planning	Sally Riley, AICP Planning Director

AGENDA ITEM

WORK SESSION - Discussion of single-family uses in multi-family zones.

It was agreed during the February 27th work session that we would continue discussing possible standards for single-family uses in multi-family zones. These standards may include but not limited to:

1. Minimum lot size (we have discussed 4,500 SF or more)
2. Minimum frontage (currently 40 feet in MFS & MFU on perimeter)
3. Minimum setbacks (currently front & rear = 25' and sides = 8' on perimeter)
4. Minimum building size – one story and/or two story
5. Parking (currently 2 spaces per unit)
6. Open Space (currently 40% for MF residential per §18.33.180. B.1.a.)
7. Buffers and protection areas (add fencing and landscaping requirements around perimeter)
8. Maximum density (currently MFS = 8 units per acre & MFU = 20 units per acre)

In order to visualize a higher density single-family project, it may be helpful to look at an example of a patio home project that was proposed for Tract F at Shining Mountain Golf Course in 2008. The Presidio Patio Homes was designed to construct 38 single-family homes on 8.70 acres. However, the project was never developed due to the Great Recession. As an example, **The Presidio Patio Homes standards** included:

1. Minimum lot size = 5,265 SF (also noted a maximum lot size 14,671 SF and average lot size of 6,898 SF)
2. Minimum frontage for each lot (majority of the lots were designed at 50 feet)
3. Minimum lot setbacks: front & rear = 20' and sides = 5' for each lot
4. Easements: 10' on front and rear and 5' on each side
5. Minimum building size/foot print: one story with a walkout basement
6. Parking: 2 on-site and 2 garage spaces for a total of 152 spaces
7. Open Space: pervious area = 54.4% includes two open space tracts
8. Buffers and protection areas included fencing and landscaping requirements around perimeter
9. Maximum density (i.e., 4.37 units per acre)

Attached are the site plan and exhibits to provide you with an example of a higher density development within the Shining Mountain PUD.