

WOODLAND PARK PLANNING COMMISSION
WOODLAND PARK CITY HALL COUNCIL CHAMBERS
220 W. SOUTH AVENUE, WOODLAND PARK, CO
MEETING NOTES for MARCH 12, 2020 – 7:00 PM

1. **ORDER AND ROLL CALL:** Chairman Jon DeVaux called the work session to order at 7:04 p.m. Other Commissioners present: Vice-Chair Geoff Watson, Ellen Carrick, Vickie Good, Larry Larsen, and Peter Scanlon. Commissioners Ken Hartsfield, Lee Brown and Jerry Penland were absent. Planning staff present: Planning Director Sally Riley and City Planner Lor Pellegrino.

2. **WORK SESSION:**

A. Discussion of single-family uses in multi-family zones: It was agreed during the February 27th work session that the Commissioners would discuss standards for single-family uses in multi-family zones. Director Riley began by reviewing the materials and example project (i.e., Presidio Patio Homes at Shining Mountain) described by the March 12, 2020 memo. In 2025 the Presidio Patio Homes was designed with 38 single-family units on 8.07 acres (i.e., 4.37 units per acre) but was never developed due to the Great Recession of 2008. After much discussion it was agreed to recommend the following standards:

1. Maximum density of four (4) dwelling units per acre.
2. Minimum lot size of 5,000 square feet or 0.115 acres.
3. Minimum lot frontage of 40 feet on a public road right of way or private road designed to City Engineering specifications. Minimum lot frontage may be reduced to no less than 20 feet if the lot frontage is on a cul-de-sac or designed as a flag lot.
4. Minimum width for a public road right-of-way or private road shall be 40 feet. Cul-de-sacs, hammerheads shall be designed to meet Fire codes.
5. Setbacks: front = 20'; rear = 20'; and side = 8' for the main building and 4' for accessory buildings. In the case of reverse corner lots that face an intersecting street, the side abutting the street shall maintain the front setback.
6. Minimum building foot print of 1,000 square foot of habitable interior space and excludes the area for an attached or detached garage, and/or accessory structures.
7. Minimum of two off-street parking spaces. One garage space may substitute for one off-street parking space.
8. Public easements for utilities and drainage located on each lot as necessary to adequately service natural gas, electric, telecommunications, water, sanitary sewer, drainage and appurtenances.
9. Open space as defined by §17.08.210 through §17.08.218 shall be a minimum of 40% of the total site area in which the open space is located.

It was agreed that the Commissioners will wait until after the April 7, 2020 City Election to schedule a joint work session with the new Mayor and Council members.

The work session concluded at 8:22 PM.

Notes by:

Sally Riley, Planning Director

Approved this _____ day of _____, 2020 by _____
Jon DeVaux, Chairman