



PLANNING COMMISSION

Wednesday, October 19, 2022 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

LIVE STREAM available at Town website

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

Call to Order

Roll Call

Approval of Minutes

- [1.](#) Planning Commission Meeting Minutes 10/21

Public Hearing

Chair will introduce the item and hear from the applicant. Chair opens the floor to any public member wishing to speak for or against the item. Public should address the Planning Commission members directly while members listen. Applicant may provide closing remarks and Commission members may ask questions of the applicant or staff. Chair will close the hearing and Commission members proceed to discuss the item and move a recommendation for the Board of Trustees. (If additional information or time is required, Planning Commission may continue the hearing to a particular date.)

- [2.](#) Public Hearing & Recommendation on Conditional Use Application for Residential Use in CC Zone - Lot C French's Knoll, Vale St (ID 7105408065)

Business Items

- [3.](#) Request to Amend PUD - Preliminary Review of Elephant Rock Villas (Hwy 105)
- [4.](#) Resolution to Adopt the Community Master Plan
- [5.](#) Recommendation on Town 3-mile/ Annexation Plan
- [6.](#) Implementation Steps for Community Master Plan

Public Comment

This time is reserved for the public to speak to items not on the agenda. Individuals must state name and limit comments to (3) minutes unless extended.

Next Meeting (Nov 16) and Future Items

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

Notice

Notice is hereby given that more than two members of the Board of Trustees may be present; however, there will be no action taken by the Board of Trustees at this meeting.



PLANNING COMMISSION

Wednesday, September 21, 2022 at 7:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order

Chair Ihlendfeld called the meeting to order at 7:00 PM.

Roll Call

Present: Charlie Ihlendfeld, Bill Fisher, Mark Bruce, Amy Hutson, Shana Ball, Marty Brodzik, Susan Miner.

Approval of Minutes

1. MOTION (Ball, Hutson) to approve the minutes from the August 17 meeting. Motion PASSED.

Business Items

2. Action on Sign Permit Application - 300 General Palmer Dr, Biblica – Jeremy Canterberry with Hammers Construction, presented the request to exchange the existing sign. The sign's frame and structure will remain in place with only a name change to "Biblica." The property owner Jim Fitzgerald is in support of the change. There was a brief discussion about the dimensions and look of the sign and the operation of the business. MOTION (Ball, Fischer) to approve the application as presented. Motion PASSED (6-0).
3. Input to Parks Commission - Plan for Parks – Dawn Collins presented on behalf of the Parks Commission. Parks is gathering data for a GOCO grant submission to meet the overall vision for Centennial Park as well as other park areas in the Town. The Parks Commission has been actively attending public events and meetings for input to a survey and a picture board. Discussion took place about the vision and the areas on the board. Commissioner Miner suggested the Parks Commission submit a statement of concept for the parks/recreational areas to be included in the new Master Plan. She also suggested they send a representative to the upcoming open houses scheduled in October for the public feedback on the Master Plan. Ms. Collins stated she would ask for someone to attend. Commissioner Fisher stating a parks plan was crafted between El Paso County and the Town approximately 20 years ago and revisited about 10 years ago. Ms. Collins stated the Town is working to partnership with the County, as their property is adjacent to the eastside of the lake. Commissioner Fisher stated he would send the past information to the Town.

Next Meeting (Oct 19) and Future Items

Adjourn MOTION (Hutson, Ball) to adjourn at 7:20 PM. Motion PASSED.

Charlie Ihlendorf, Chair

ATTEST: Julia Stambaugh, Deputy Town Clerk



AUG 3 0

Item 2.

Office Use Only

Case Number: _____

Date: 9/9/2022

Fees: \$250.00

Check #: 1033

Rec'd By: DBZ

Application Complete: 9/12 10/19 PC

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Conditional Use Application Form

Name of Applicant/Property Owner: Melinda Hughes

Address: 3125 Sinton Rd, Apt 225, C.S. CO 80907 Phone#: 719-200-3236

Email: melinda.hughes@gmail.com

Name of Proposal: Blackfeather tiny house

Legal Description or Address: Lot C French's Knoll ID # 7105408065

Note: If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action.

This is a Conditional Use – A request for a use not permitted under certain zoning categories subject to review by the Planning Commission and consideration by the Board of Trustees.

Criteria for approval of a conditional use – Include a “site plan” or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this ordinance.
- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.
- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.
- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.



By signing this application, parties agree to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all non-refundable fees and costs associated with the Town’s review of this application. Fees may include, but are not limited, to engineering and consultant fees, public notice costs, publication/recording fees, and any other fees paid by the Town in connection with, or related to, review of this application.
- Payment of fees as described is due within 10 days of the date of filing and, if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: Melinda Hughes Date: 8/22/22

If the applicant is not the owner:

As owner of the above property, I agree to the application.

Owner – Print: _____

Owner – Signature: _____ Date: _____

Criteria for approval of a conditional use – Include a “site plan” or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this ordinance.

I have attached the site plan. The building is only 10 feet by 38 feet and will be set back from Vale St 35'. There will be a perimeter 6' privacy fence for the back yard, and a 4' picket fence may be added to the front yard later. There will be a driveway with parking for 2 cars. There will be a small deck at the front door of about 4 x 8 feet. There is already a 10' attached deck on the building which will be in the back yard. I will add trees and flowers and landscaping but won't be able to do that until Spring.

- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.

The proposed building will only house one person on a permanent basis. There should be little to no impact to the streets, highways or the need for improvements.

- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.

The installation of a tiny house should have less impact on the adjacent properties than most conventional builds as there will be no construction vehicles other than utility installation and cement work. The disruption to neighbors will be minimal.

- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.

The tiny house will be an asset to the community as it will have a minimal environmental footprint. Average utility costs are about \$35 a month with this home as it has closed cell insulation. It will have high end finishes and will look like a conventional home, only smaller.

In addition, this home will be ANSI Certified, has egress windows and a fire sprinkler system. I have researched tiny homes and builders for 7 years. Incredible Tiny Homes is the largest tiny home builder in the country and has the highest ratings. They are very innovative and are always looking for ways to make housing affordable, safe, and unique.

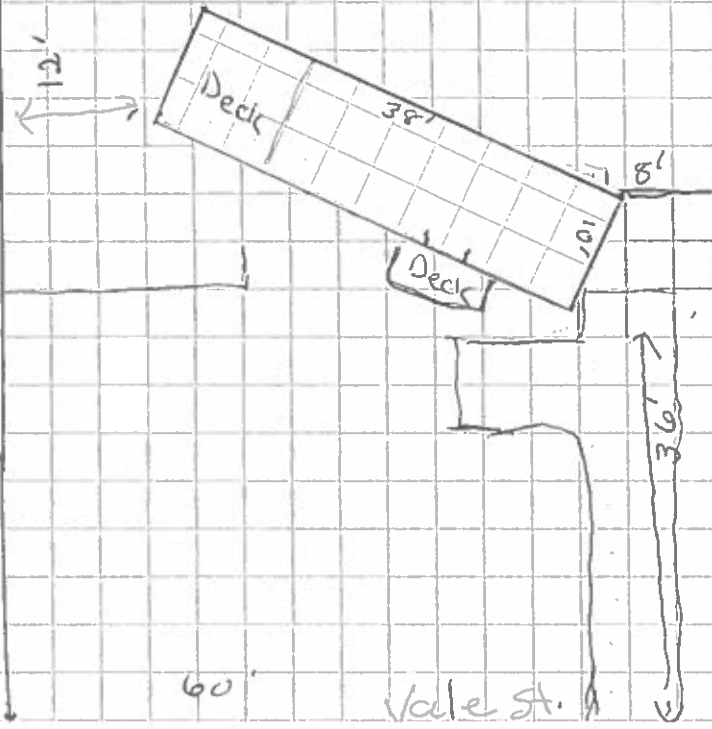
MH



S

N

160'



60'

Vale St.

1 square = 4'

HUGHES

10' x 28' + 10'

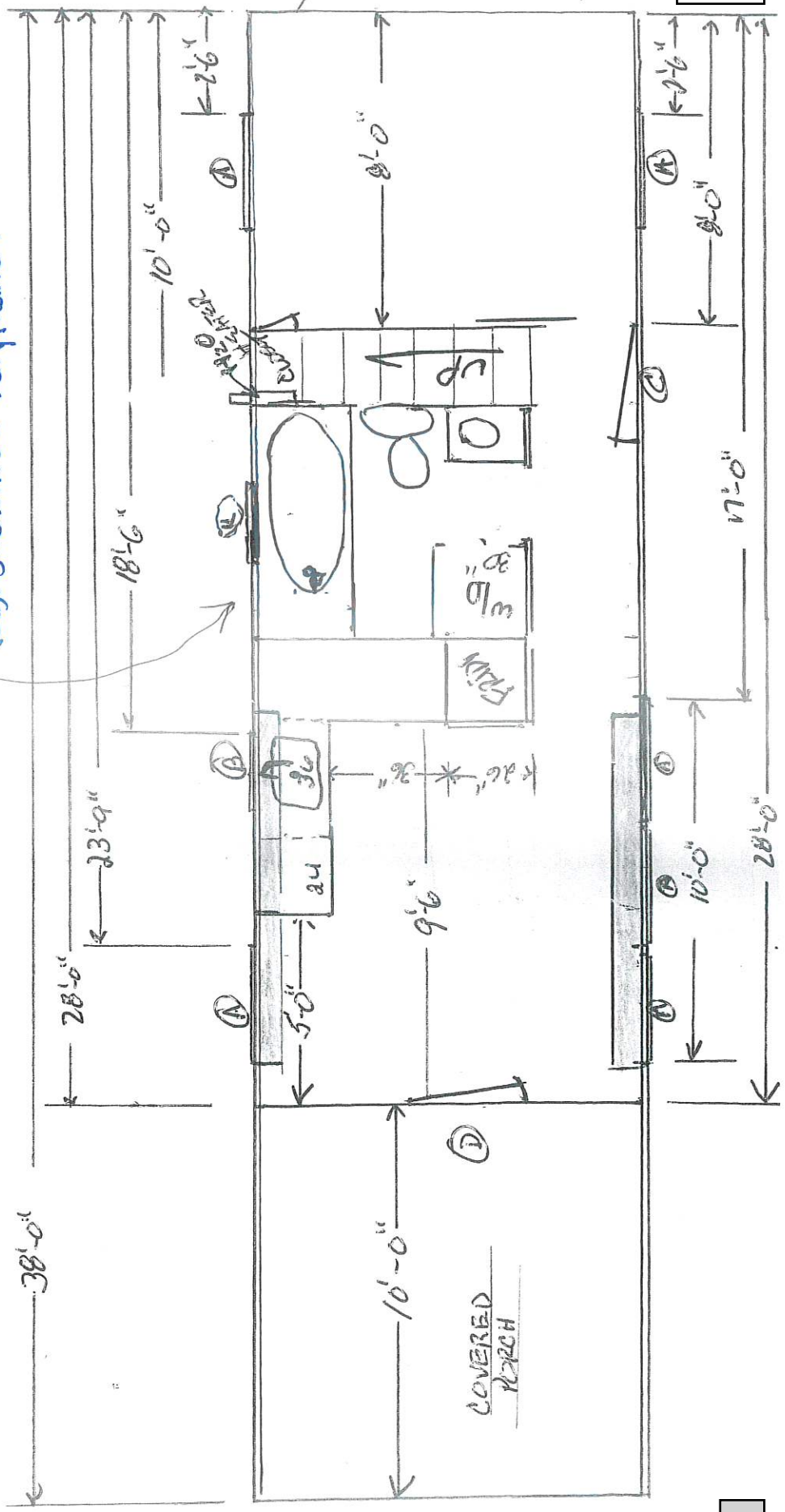
1st Level

WINDOW / DOOR NOTES.

- A = 36" x 36"
 - B = 36" x 36"
 - C = RH DOOR 36"
 - D = EGRESS
 - E = 12" x 12"
 - F = 14 x 32 HOPPER WINDOW
- (ALL DIMENSIONS CAN VARY (MEASURE BEFORE LAYOUT.)

ALTERNATIVE BATH PLAN TO ALLOW FOR W/D ROOM

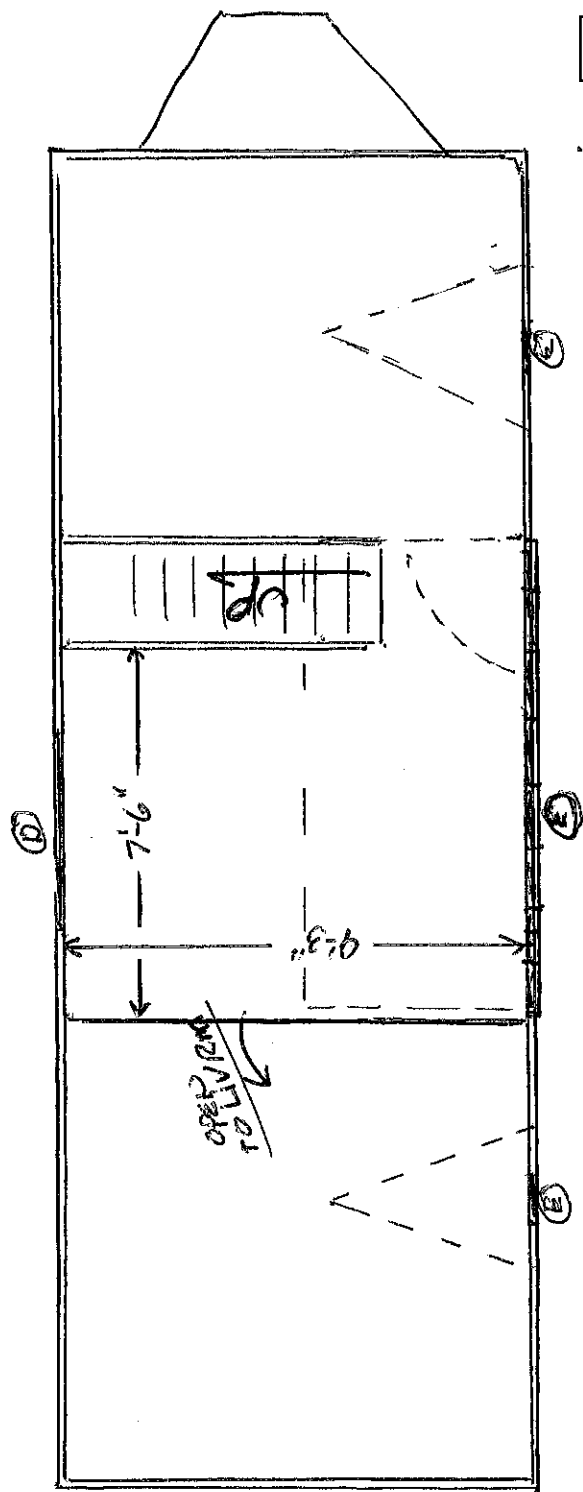
Customer supplied free standing tub. She will be varythane the walls.



Item 2.

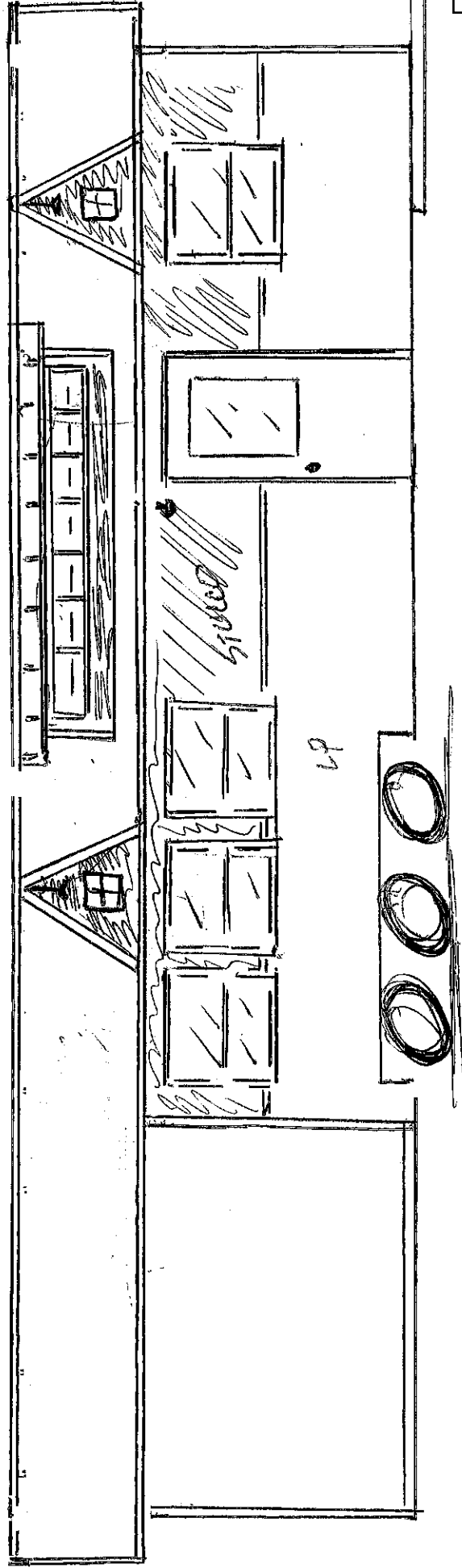
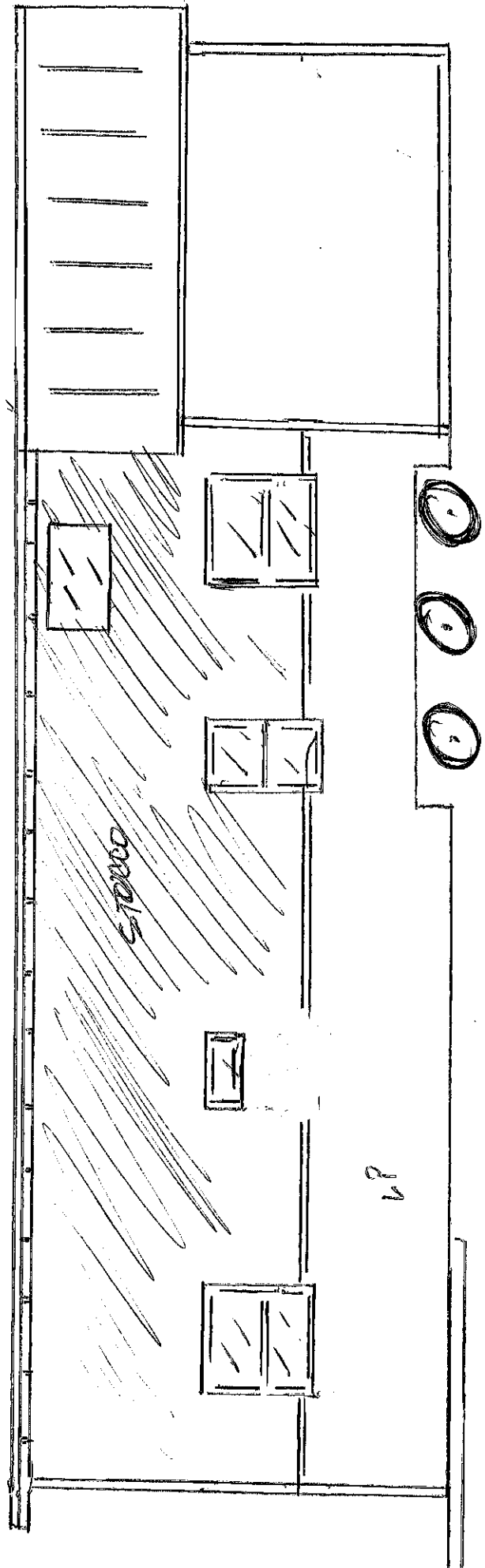
HUGHES 10' X 28' + 10'
2ND LEVEL

2ND LEVEL LOFT AREA

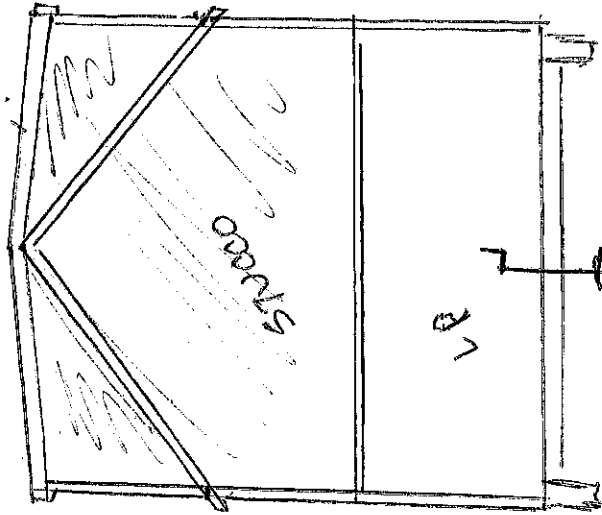
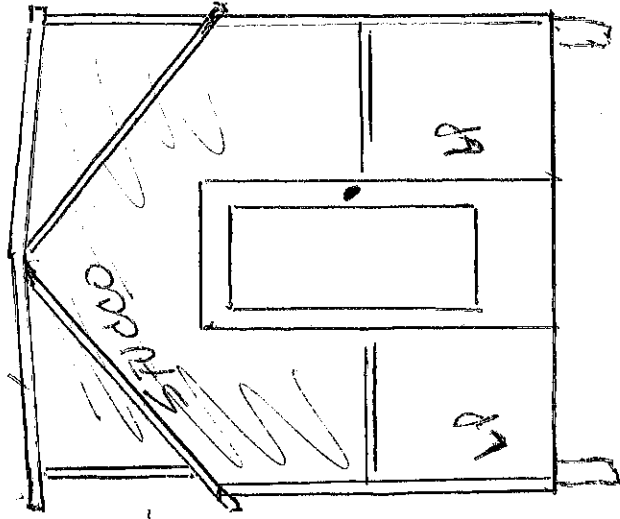


Item 2.

HUGHES 10X18+10'
FRONT + BACK ELEVATIONS



HUGHES 10X28+10'
BOTH END ELEVATIONS



(17.38.010)

CHAPTER 17.38**CONVENIENCE COMMERCIAL (CC) ZONE****Sections:**

- 17.38.010 Principal Permitted Uses
- 17.38.020 Conditional Permitted Uses
- 17.38.030 Lot Sizes and Dimensions
- 17.38.040 Structure Height and Area
- 17.38.050 Required Off-Street Parking and Loading
- 17.38.060 Signs
- 17.38.070 Sewerage
- 17.38.080 Outdoor Storage and Buffering

17.38.010 Principal Permitted Uses

- (A) Restaurants.
 - (B) Service Establishments, such as Barber and Beauty Shops, Watch and Jewelry Repair, Pharmacies, Pick-Up Stations for Laundry or Dry Cleaning.
 - (C) Commercial (Business) Offices, including Realty, Insurance and Travel Agencies.
 - (D) Retail Stores including only the following: Drug, Sundries, Clothing, Boutiques, Sporting Goods, Books, Small Grocery, Antiques, Gift, Soda, Crafts, Small Office Supply, Bakery, Small Print Shops, Moderate Sized Furniture and Florist.
 - (E) Art, Photographic, Health, Dance and Music Studios.
 - (F) Day Care Centers.
 - (G) Nursing Homes - Housing 10 or fewer full time residents
 - (H) Bed and Breakfast Establishments - having 10 or fewer rooms
 - (I) Private or Government owned Community Buildings such as Libraries, Parks, Museums, Art Galleries and Post Offices.
 - (J) Medical and Dental Clinics/Offices.
 - (K) Funeral Homes and Mortuaries.
- (Ord. 18-2000 § 18, 2000; Ord. 7-1999, §1, 1999; Ord. 3-1995, § 2, 1995)

(Revised 01/10/2001)

(17.38.020 - 17.38.040)

17.38.020 Conditional Permitted Uses

- (A) Educational Institutions.
- (B) Religious Institutions.
- (C) Licensed Liquor and Beer Outlets.
- (D) Hotel/Motel.
- (E) Light Equipment Sales and Repair Shops.
- (F) Public and Semi-Public Uses.
- (G) Cabinetry, Wood Crafting Shop.
- (H) Non-Profit Organizations.
- (I) Video Rental Stores.
- (J) Nursing Homes - housing 11 or more full time residents
- (K) Mixed-Residential Dwellings and Commercial Uses occurring in the same Building
- (L) Single-Family and Multi-Family Uses (R10,000, R3 and R4 subject to all requirements of those particular zones).
- (M) Other such uses as listed and permitted which are not more detrimental, as determined by the Planning Commission and Town Council.

(Ord. 18-2000 § 19, 2000)

17.38.030 Lot Sizes and Dimensions.

- A. The sizes and dimensions of a lot in a CC zone shall be as follows:

Minimum lot size, six thousand six hundred square feet;
Minimum lot width, thirty-five feet street frontage.

- B. No side yard set back shall be required provided the building's side wall is constructed of at least four-hour fire resistance material. If building material has less than four-hour fire resistance, a minimum side yard of five feet shall be required, see Chapter 17.36.030 of the Palmer Lake Municipal Code. (Ord. 3-1995, § 4, 1995)

17.38.040 Structure Height and Area. The structure height and area requirements in a CC zone are as follows:

Maximum building height, as required by section 14.11 in code book.

Maximum area covered by structure, seventy-five percent of lot, see Chapter 17.36.040 of the Palmer Lake Municipal Code.

(Ord. 3-1995, § 5, 1995)

(Revised 01/10/2001)

(17.38.050 - 17.38.080)

17.38.050 Required Off-Street Parking and Loading. For required off-street parking and loading for a CC zone, see Chapter 17.60. (Ord. 3-1995, § 6, 1995)

17.38.060 Signs. Signs in the CC zone are permitted provided they comply with Chapter 17.56 and Chapter 14.50. (Ord. 18-2000 § 20, 2000; Ord. 3-1995, § 7, 1995)

17.38.070 Sewerage: Septic tanks may be permitted if all of the following conditions are met:

- A) Inability to tap existing sewer lines.
- B) Ability to meet current El Paso County "Sewage Disposal Regulations."
- C) Compliance with the provisions of Chapter 16.48 of the Palmer Lake Municipal Code. (Ord. 18-2000 § 21, 2000; Ord. 3-1995, § 8, 1995)

17.38.080 Outdoor Storage and Buffering. All outdoor storage must be screened from view by landscaping or fences. Landscaping and/or buffering must also be provided between commercial and residential areas. (Ord. 3-1995, § 9, 1995)

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 09/28/2022**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 09/29/2022, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.



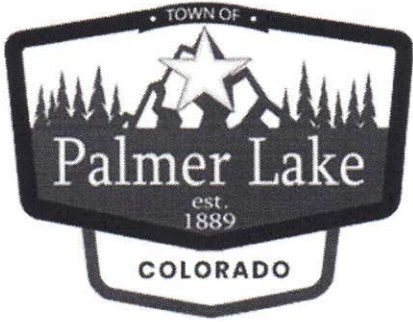
Karen Hogan
Notary Public

**KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026**

Document Authentication Number
20224024441-395923

**NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE**
Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on October 19, 2022, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for a residential dwelling in a CC zone, located at Lot C French's Knoll on Vale St. A recommendation will be made to the Board of Trustees on the same matter scheduled for October 27, 2022, at 5 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953.
/s/ Dawn A. Collins, Town Clerk
Published in the Tri-Lakes Tribune September 28, 2022.

Item 2.



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

Office Use Only

Date: _____

Fees: \$1,000.00 +

Check #: _____

Rec'd By: _____

Allow a minimum of 10 business days to review upon submittal.

Planned Unit Development – PUD (Amendment) Application Form

Name of Applicant: Dorman Properties, LLC and Montebello 2205, LLC

Address: 2760 N Academy Blvd, Ste 302, CS, CO 80917 Phone #: (719) 213-9100


Name of Proposal: Elephant Rock Villas

Tax Schedule #: 7109012011

Legal Description: LOT 2 RANCHO IRACEMA SUB NO 2

This is a *Planned Unit Development* - A PUD district is intended to provide the means through which land may be developed through an overall unified approach that allows for flexibility and innovations in design, mixture of uses, and site design. *Ord. 17.52.010* - Includes amendment to all or a portion of an existing PUD district.

Current Zoning and Uses of Surrounding Property:	N: <u>PUD</u>	<u>Recovery Village</u>
	E: <u>RA</u>	<u>Vacant/Residential</u>
	S: <u>RR-5</u>	<u>Vacant</u>
	W: <u>RR-5</u>	<u>Residential</u>



Signature of Owner
 S. Todd Dorman, Manager

10/12/2022

Date

ELEPHANT ROCK VILLAS

PRELIMINARY LETTER OF INTENT

October 12, 2022

APPLICANT/PROPERTY OWNER/DEVELOPER

Todd Dorman, CCIM
Dorman Properties, LLC
Montebello 2205, LLC
 2760 North Academy Blvd., Suite 302
 Colorado Springs, CO 80917
 Office: (719) 213-9100
 Email: todd@dormanrealestate.com

DEVELOPMENT CONSULTANT

Ingrid Richter
 c/o Olive Real Estate Group, Inc.
 102 North Cascade Avenue, Suite 250
 Colorado Springs, CO 80903
 Office: (719) 598-3000
 Mobile: (719) 660-2001
 Email: ingridrichter@olivereg.com

TRANSPORTATION CONSULTANT

Jeff C. Hodson, PE, Principal
LSC Transportation Consultants, Inc.
 2504 East Pikes Peak Avenue, Suite 304
 Colorado Springs, CO 80909
 Office: (719) 633-2868
 Email: jeff@lsctrans.com

ARCHITECT

Christy Riggs, AIA, Owner/Architect
308, LLC
 815 S 25th Street, Suite #203
 Colorado Springs, CO 80906
 Office: (719) 505-6635
 Email: christyriggs@308llc.com

PLANNER/LANDSCAPE ARCHITECT

Chris Lieber, Principal, PLA
N.E.S., Inc.
 649 North Cascade Ave., Suite 200
 Colorado Springs, CO 80903
 Office: (719) 471-0073
 Mobile: (719) 440-5102
 Email: clieber@nescolorado.com

CIVIL ENGINEER

Rich Gallegos, PE, CFM, ENV SP
RESPEC
 121 South Tejon Street, Suite 1110
 Colorado Springs, CO 80903
 Office: (719) 266-5212
 Mobile: (719) 492-8296
 Email: richard.gallegos@respec.com

GEOTECH CONSULTANT

Kelli Zigler, Geologist
RMG – Rocky Mountain Group
 2910 Austin Bluffs Parkway, Suite 100
 Colorado Springs, CO 80918
 Office: (719) 548-0600
 Email: kmzigler@rmg-engineers.com

WATER ATTORNEY

Chris D. Cummins, Esq.
Monson, Cummins & Shohet, LLC
 13511 Northgate Estates Dr., Ste. 250
 Colorado Springs, Colorado 80921
 Office: (719) 471-1212
 Email: cdc@cowaterlaw.com

Site Location & Proposed Development:

The proposed development site is a 13-acre vacant tract of land zoned PUD (Planned Unit Development) known as Lot 2 in Rancho Iracema Subdivision Filing No. 2, in the Town of Palmer Lake, County of El Paso County, State of Colorado (the "Property" or "Elephant Rock Villas"). The Property has El Paso County Tax Schedule No. 71090-12-011 and is currently undeveloped.

The site is triangular shaped with the jagged northern, hypotenuse side of the triangle situated directly adjacent to a 14± acre parcel operated as **The Recovery Village**. A portion of the northern boundary is also adjacent to the Union Pacific Railroad. The southeastern side of the triangle of is adjacent to a 34± acre parcel owned by Curtis Reese currently zoned RA (Residential Agricultural) and the southwestern leg of the triangle is directly adjacent to Highway 105. Directly across Highway 105 to south, outside of the Town of Palmer Lake boundary, is an approximately 49-acre property owned by D&B Miller Family

ELEPHANT ROCK VILLAS

Trust currently zoned RR-5 (Residential Rural 5-acre lots). Also, across Highway 105 to the north, sits an approximately 7+ acre parcel owned by Randy Brenneman currently zoned R1 (Low Density Residential).

The overall site is wooded with clusters of pine trees in a few generalized areas with the highest elevation on the northwest portion of the site, offering panoramic views. The site slopes approximately thirty feet (30') southeast to an existing drainage channel and cement culvert underneath Highway 105 located approximately two hundred feet (200') northwest of the bottom right angle of the triangle. The lower area of the site offers beautiful views of the Front Range to the south with Raspberry Mountain and Mount Herman in the foreground and Elephant Rock to the north.

Most of the proposed development area sits approximately thirty feet (30') lower in elevation than The Recovery Village, the nearest developed neighbor to the north, ensuring the north neighbors' south facing views are not compromised. Architecture of the units will ensure compatibility and consistency with the scale, blocking, style, and color palette of The Recovery Village. Amenities include natural open space areas, as well as a neighborhood pocket park. The site does not contain any wetlands, creeks or riparian areas, and the nearest creek is over 1,500' to the southwest, limiting the likelihood that Preble's meadow jumping mice are present on the site. A soils and geology study of the site is pending from RMG Geotechnical Engineers.

The undulating topography of the site lends itself to larger building footprints rather than smaller lots. Several larger areas of the site are level, and the proposed development of duplexes and triplexes will lessen the need for extensive grading and/or relocation of soil. Clustering of the units will also allow for preservation of existing trees. A private loop road is proposed to create a looped water system for both water pressure and fire suppression, as well as a sense of connectivity within the community. The proposed roadway will be designed as rural-residential with drainage swales instead of curb and gutter and hammerhead dead ends that allow vehicles to turn around while limiting the amount of paved impervious surface, resulting in additional infiltration of precipitation into the ground and enhance stormwater discharge quality. The internal roadway will be maintained by the Property Owner, with proposed access to the development directly from Highway 105.

Current required building setbacks along the north and southeastern side of the property are twenty-five feet (25'), with a fifty-foot (50') setback along the Highway 105 frontage. However, the Property Owner is proposing a one-hundred-foot (100') setback from Highway 105 creating open space, a natural drainage area, and a rural two-lane entrance separated by a landscaped median into the proposed site. The expanded setback from Highway 105 will decrease roadway noise and offer aesthetically pleasing south facing views for residents. Preservation of the existing clusters of pine trees is a high priority. The Property Owner will attempt to transplant existing trees that require clearing into the one-hundred-foot (100') setback area adjacent to Highway 105. In addition, new native grasses and trees will be added in the setback area to provide a natural visual buffer to the highway. Care will be taken to ensure any plantings minimize fire risks to buildings or surrounding areas utilizing Firewise recommendations.

Elephant Rock Villas is a single-family attached, clustered townhome community with a mix of fifty-seven (57) non-owner-occupied duplexes and triplexes. Construction will be crawl space foundations with building heights of eighteen feet (18') for single story townhomes and twenty-eight feet (28') for two-story townhomes.

18 duplexes, totaling 36 single family townhomes are planned to include the following variations:

- One-story with ~1,200 SF to include 2 bedrooms, 2 bathrooms and a 2-car garage.
- Two-story units with ~2,200 SF to include 3 bedrooms, 2.5 bathrooms and a 2- car garage.
- One-story units with ~1,600 SF to include 3 bedrooms, 2.5 bathrooms and a 2-car garage.

ELEPHANT ROCK VILLAS

7 triplexes, totaling 21 single family townhomes are planned to include the following variations:

- One-story with ~1,200 SF to include 2 bedrooms, 2 bathrooms and a 2-car garage.
- Two-story units with ~2,200 SF to include 3 bedrooms, 2.5 bathrooms and a 2- car garage.
- One-story units with ~1,600 SF to include 3 bedrooms, 2.5 bathrooms and a 2-car garage.

The townhomes are planned to rent at a market rate range of ~\$1,700 to ~\$2,300 per month depending on the size of the townhome and mix of bedroom/bathroom/garage amenities and final development/construction costs. Utilities will be paid by residents and common area community expenses (such as trash, snow removal and landscaping) will be managed by the Property Owner. Lease terms for approximately ninety percent (90%) of the dwelling units will be for a minimum of one year and approximately ten percent (10%) of the dwelling units will be used for short term rentals of no more than 30 days.

Elephant Rock Villas will be developed, owned, managed, and maintained by Dorman Properties, LLC and Montebello 2205, LLC who purchased the property on September 30, 2021. Todd Dorman is the principal of these entities and is the founder and majority owner of Dorman Real Estate, Inc., a real estate management company based in Colorado Springs, CO with a branch in Woodland Park, CO. Mr. Dorman invested in Palmer Lake because he desires to be part of the Palmer Lake community and saw a need for high-quality rental homes in the Tri-Lakes area.

Since 2009, Dorman Real Estate, Inc. has grown from 5 people managing ~250 homes to 39 employees with several divisions specializing in residential management of 800+ units, HOA management of over ~60 associations, commercial property management, short-term corporate and vacation rental management, along with a property maintenance division. With Dorman Real Estate's resources and expertise in managing and maintaining similar projects and associations, the vision for Elephant Rock Villas is to become a legacy project, a crown jewel of success for the Palmer Lake community offering a sense of pride for its residents. The vision is to create an attainable, desirable living community befitting of a small mountain community that will be impeccably maintained, keeping property values stable for itself and all neighboring properties, for generations to come.

Request and Justification:

This request is for consideration of 57 attached dwelling units on 13 acres of PUD zoned property. Elephant Rock Villas will be single family attached, non-owner occupied, long-term rental townhomes suitable for retirees, families, local workforce, and young professionals. The proposed in-fill development site falls within the Town of Palmer Lake's PUD zone district currently in effect (Interactive Zoning Map).



ELEPHANT ROCK VILLAS

Proposed development of the site complies with the Town of Palmer Lake Planned Unit Development Code Chapter 17.52, which is currently the approved Development Code in place and what the property owner relied upon when the property was acquired in September 2021. The proposed site complies with the Development Code developed as follows:

1. **17.52.040 – Principal Permitted Uses**, subsection (A): Residential dwelling units in detached, attached or multi-family structures or any combination thereof.
2. **17.52.050 – Density**: The maximum density for any PUD residential development shall be fifteen (15) dwelling units per net acre (net of all publicly dedicated lands within the proposed development, e.g. street rights of way, parks, school sites, etc.) for attached dwelling units and eight (8) dwelling units per net acre for detached dwelling units. Maximum permissible densities for each development proposal will be determined as part of the PUD Plan approval for a PUD request. (This request proposes 4.39 dwelling units per acre.)

Allowable zoning for attached dwelling units (15 DU/AC) is 195 attached dwelling units and allowable zoning for detached dwelling units (8 DU/AC) is 104 detached dwelling units. The proposed density of the 13-acre site is approximately 57 dwelling units per acre (4.39 DU/AC) consisting of approximately 18 duplex buildings (36 units) and 7 triplex buildings (21 units). The townhomes will be non-owner occupied, long-term rental units managed by Dorman Real Estate, Inc., a subsidiary of the Property Owner. The development will be owned, developed, managed, and maintained by Dorman's entities. On May 26, 2021, El Paso County adopted *Your El Paso County Master Plan*, illustrating its intention to balance conservation with new growth and development and to serve as a foundation to lead decision making for the next 20 years. *Your El Paso County Master Plan* establishes a regulatory framework to guide in the evaluation of private development proposals. The proposed project complies and is compatible with the following Core Principles and Goals outlined in *Your El Paso County Master Plan* (2021), to include:

1. **Land Use & Development**: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.
 - Goal 1.1 – Ensure compatibility with established charter and infrastructure capacity.
 - Goal 1.2 – Coordinate context-sensitive annexation and growth strategies with municipalities.
 - Goal 1.3 – Encourage a range of development types to support a variety of land uses.
 - Goal 1.4 – Continue to encourage policies that ensure “development pays for itself”.
2. **Housing & Communities**: Preserve and develop neighborhoods with a mix of housing types.
 - Goal 2.1 – Promote development of a mix of housing types in identified areas.
 - Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.
 - Goal 2.3 – Locate attainable housing that provides convenient access to goods, services, and employment.
 - Goal 2.4 – Support again in-place housing options to meet residents’ needs through all stages of life.

Your El Paso County Master Plan focuses on Placetypes as land use building blocks and identifies different development and land use characteristics which serve as the base for long-range planning. Elephant Rock Villas could be considered an “isolated pocket” that is both vacant and underutilized. While the Master Plan does not specifically address a proposed placetype for this property because it lies with the Town of Palmer Lake boundary, areas of El Paso County surrounding this site are identified by the Plan for infill development and are designated as “suburban residential” allowing for single-family attached housing as a supporting land use. This request is consistent with the placetype designated in *Your El Paso County Master Plan* as a “suburban residential”.

Proposed development of the site will comply with the specific requirements for development outlined in the El Paso County Engineering Criteria Manual (ECM), which will be specifically addressed in the forthcoming PUD Application to the Town of Palmer Lake with respect to minimum building setbacks, drainage, access, and utilities.

Various factors justify the development of the Elephant Rock Villas 13-acre site. Elephant Rock Villas offers a carefully planned, clustered townhome development project that promotes efficient land use, conservation of open space and reduction of infrastructure costs by utilizing larger building footprints and expanded natural buffers with rural neighborhood amenities and dwelling units tucked into natural setting. The proposed development is contiguous and compatible with projects in the surrounding Tri-Lakes and Palmer Lake area and offers a logical transition of density between Recovery Village to the north and the undeveloped Reese property to the south. The proposed site is designed to minimize impacts to adjoining property owners while complimenting the unique environmental conditions and established land use character of the area. The project also financially supports and promotes expansion of the existing water and wastewater infrastructure of the Town of Palmer Lake and Palmer Lake Sanitation District, respectively.

The Elephant Rock Villas clustered townhome, ‘for rent’ approach offers a new and unique type of development in response to post-pandemic demographic, economic and market changes offering housing options for a variety of lifestyles and employment options. As population and employment growth along the Front Range increases, the rate of development in the unincorporated areas of El Paso continues to correlate with the current economic expansion of the Pikes Peak Region; specifically, those areas in northern El Paso County with a closer proximity to Denver. Monument, Colorado has seen exponential growth over the past five years resulting in increased demand for new residential housing options close to transportation corridors but in natural settings with recreational opportunities, beautiful landscapes, and nearby amenities. Elephant Rock Villas supports a rural neighborhood lifestyle for families, young professionals and/or retirees whose dream of home ownership is currently out of reach.

Existing and proposed facilities, structures, and roads:

Utility Services

Water service is being requested from Town of Palmer Lake. The Applicant understands the Town is in the process of water system upgrades, which are required to provide sufficient flows and taps needed for this project. The Applicant and Town will need to work collaboratively to understand a realistic timeline of future water system upgrades and how those upgrades will coincide with future development plan approvals and installation of required infrastructure. The Applicant intends to install a looped water system during Phase 1 to serve the subdivision and provide sufficient fire flows. The Applicant’s goal is to develop a community that pays mill levy to the Town of Palmer Lake and administrative revenue for water service.

Sanitary sewer service is being requested from Palmer Lake Sanitation District. Electric service will be provided by Intermountain Rural Electric Association. Natural gas service will be provided by Black Hills Energy. The site is located within the boundaries of the Town of Palmer Lake Fire and Police.

Drainage

The Applicant intends to utilize the existing drainage channel and concrete box culvert underneath Highway 105 located approximately two hundred feet (200’) northwest of the bottom right angle of the triangle. Detention and water quality features will be integrated into the system utilizing criteria established by the Town and supplemented by El Paso County regulations.

Internal Roadway

The Applicant will construct a two-lane entrance separated by a landscaped median. The interior rural roadways will loop through the community and will be designed to minimize disturbance. The road will be owned and maintained by the Applicant.

Access

State Highway 105 is the primary and singular existing transportation corridor affecting the Property. LSC Transportation recently completed a Traffic Impact Study and has initiated discussions with the Colorado Department of Transportation to request an Access Permit, which will be required based on the **Colorado State Highway Access Code**. One, full-movement access to/from State Highway 105 is being proposed with a two-lane entrance separated by a landscaped median into the proposed site. The proposed full-movement, single access point is approximately 550 feet southeast of The Recovery Village/Mission Training International access road and approximately 815 feet northwest of Red Rock Ranch Drive. Intersection sight distances are greater than 1,000 feet to both the east and west, which meet the prescribed distance in the **Colorado State Highway Access Code**. Based on projected traffic counts and trips generated by Elephant Rock Villas, the Traffic Impact Study notes acceptable Levels of Service will no requirement for auxiliary turn lanes.

Fire Evacuation/Emergency Access

Members of the Elephant Rock Villas Project Team met with various representatives from the Town of Palmer Lake to discuss fire evacuation and a secondary, emergency egress point through either The Recovery Village property to the north or the Reese property to the south. The Project Team has initiated conversations with both adjacent neighbors regarding these issues, who amenable to continued discussions. Since Phase 1 development totals 25 dwelling units (or less), the Applicant respectfully requests the secondary access requirement be part of Phase 2 development.

Structures

Fifty-seven (57) residential dwelling units are proposed comprised of eighteen (18) duplexes and seven (7) triplexes.

ELEPHANT ROCK VILLAS

Neighborhood Discussions:

The Property Owner intends to schedule meetings with surrounding neighbors and neighborhood associations in conjunction with the requirements of the PUD Application.

The purpose and need for the development	The proposed development will provide a new and unique single family attached, clustered townhome development for families, young professionals, and surrounding workforce.
The total number of acres in the request	13 acres
The total number of residential units and densities for each dwelling unit type	18 duplexes = 36 two-family dwelling units 7 triplexes = 21 three-family dwelling units
The total number of residential units and density	57 Residential Dwelling Units 4.39 units per acre
Typical lot sizes: length and width	PUD ECM minimum lot size is 7,000 SF
Type of proposed recreational facilities	Open space and neighborhood pocket park.
Drainage Detention and Water Quality Treatment and Tract Size	Approximately 0.75 acres
If phased construction is proposed, how phased	Project will be constructed in three phases.
How water and sewer will be provided	Water – Town of Palmer Lake Sewer – Palmer Lake Sanitation District
Proposed uses, relationship between uses and densities	Proposed use will be attached single family residential. Proposed density will be 4.39 acres per acre
Areas of required landscaping	Large areas of existing trees will be preserved to provide interior landscape areas and maintain a natural character. A 100' landscape buffer is provided along the Hwy 105 corridor. A 25' buffer is provided along adjacent parcels.
Proposed access locations	Primary access from State Highway 105.
Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads.	Approximately 3.9 acres of land (approximately 30%) of the property is proposed as open space.

ELEPHANT ROCK VILLAS

PALMER LAKE, COLORADO

PUD SITE PLAN

LEGAL DESCRIPTION

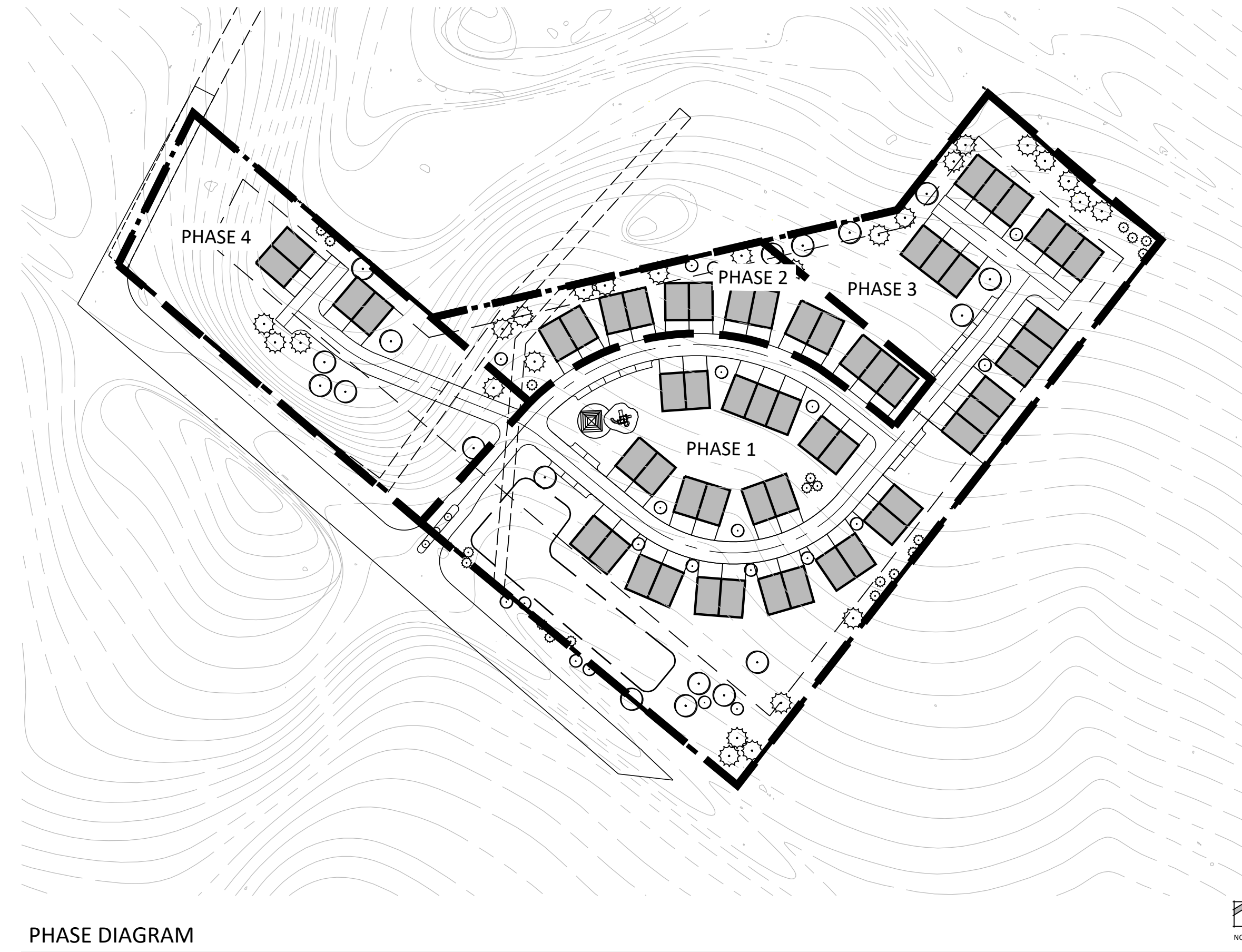
LOT 2 RANCHO IRACEMA SUBDIVISION FILING NO.2, IN THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES

1. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
2. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
3. MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
4. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
5. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER _____ EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
7. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

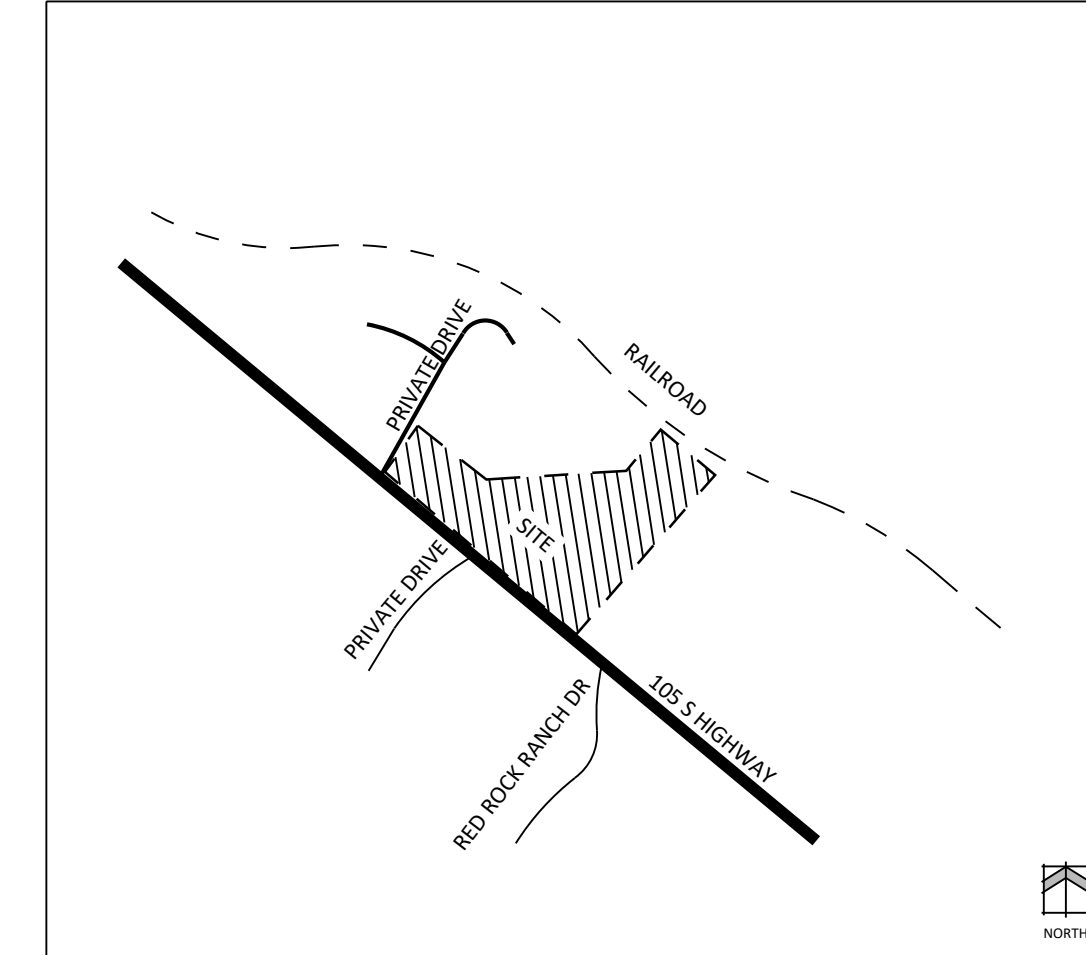
SITE DATA

Tax ID Number:	7109012011
Total Area:	13 Acres
Current Zoning:	PUD
Proposed Zoning:	PUD
Current Use:	VACANT
Proposed Use:	MULTI-FAMILY
Number of Dwelling Units:	57
Gross Density:	4.38 units/acre
Proposed Building Size:	30'x52'
Proposed Building Height:	30'
Building Setbacks:	
South (HIGHWAY 105):	100'
Landscape Setbacks:	
South (HIGHWAY 105):	25'



PHASE DIAGRAM

VICINITY MAP



PROJECT TEAM

OWNER/APPLICANT:	Dorman Properties LLC 2760 N. Academy Blvd., STE 302 Colorado Springs, CO 80917
ARCHITECT:	308 LLC 815 S 25th Street Colorado Springs, CO 80904
PLANNER/ LANDSCAPE ARCHITECT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ENGINEER:	RESPEC 121 S Tejon Street, STE 1110 Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 2:	Cover Sheet
Sheet 2 of 2:	PUD Site Plan



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ELEPHANT ROCK VILLAS

PUD SITE PLAN

105 S HIGHWAY

PROJECT INFO

DATE:	9.22.22
PROJECT MGR:	C.LIEBER
PREPARED BY:	C.HELMLINGER

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

COVER

SHEET TITLE

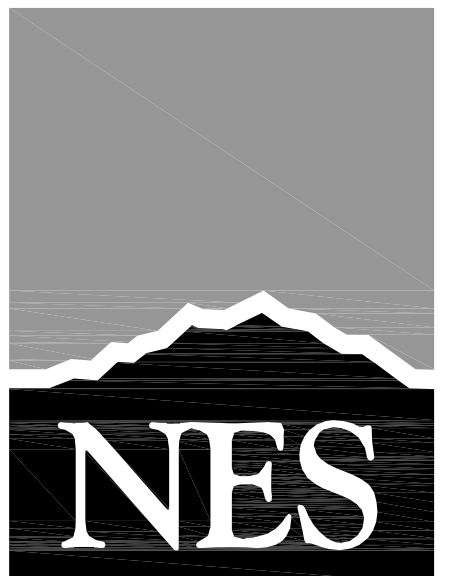
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SHEET NUMBER

1 OF 2

PLAN FILE #

CPC #



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 Fax 719.471.0267
 www.nescolorado.com
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EL PASO COUNTY

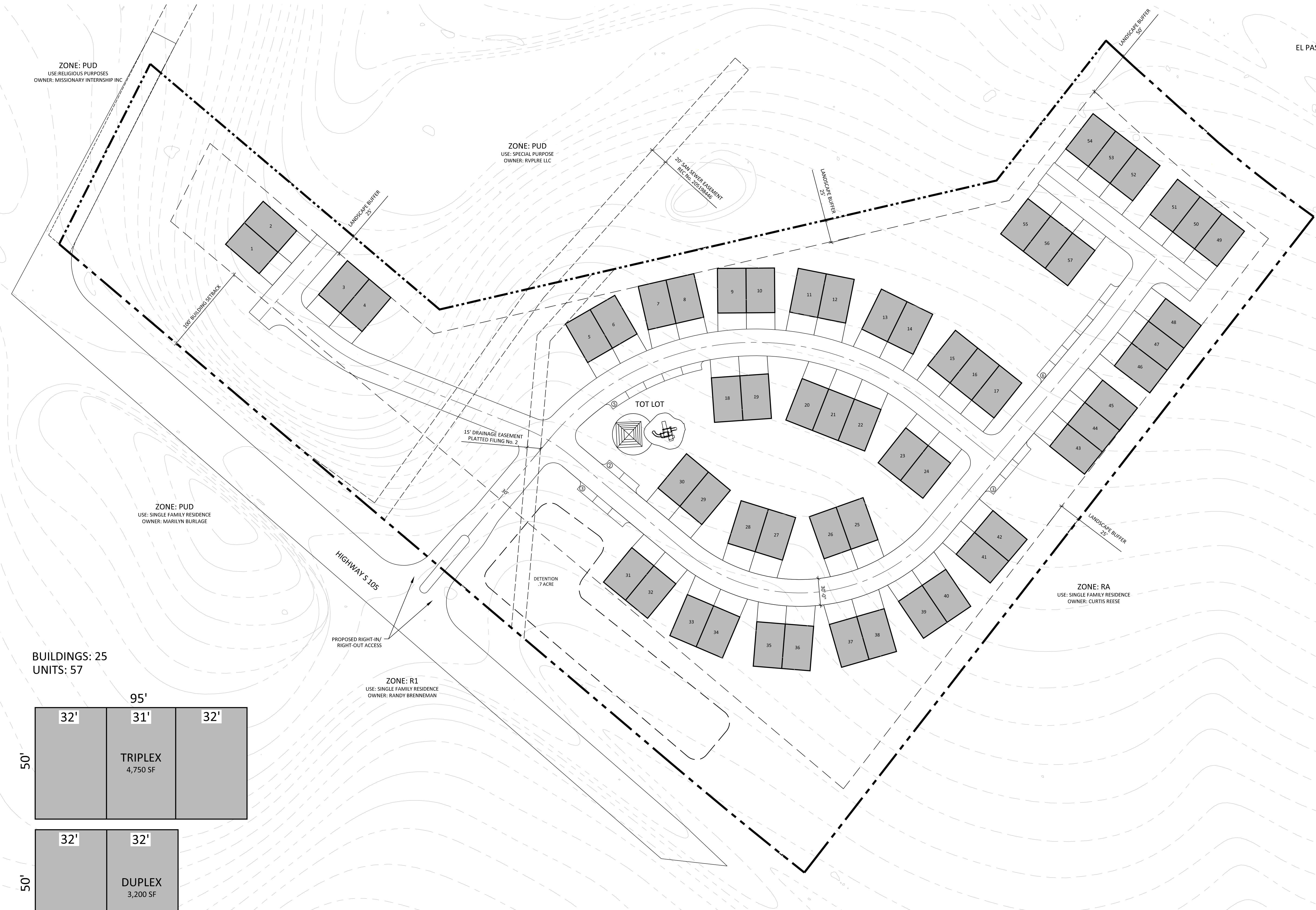
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 USE: RELIGIOUS PURPOSES
 OWNER: MISSIONARY INTERSHIP INC

ZONE: PUD
 USE: SPECIAL PURPOSE
 OWNER: RVPLRE LLC

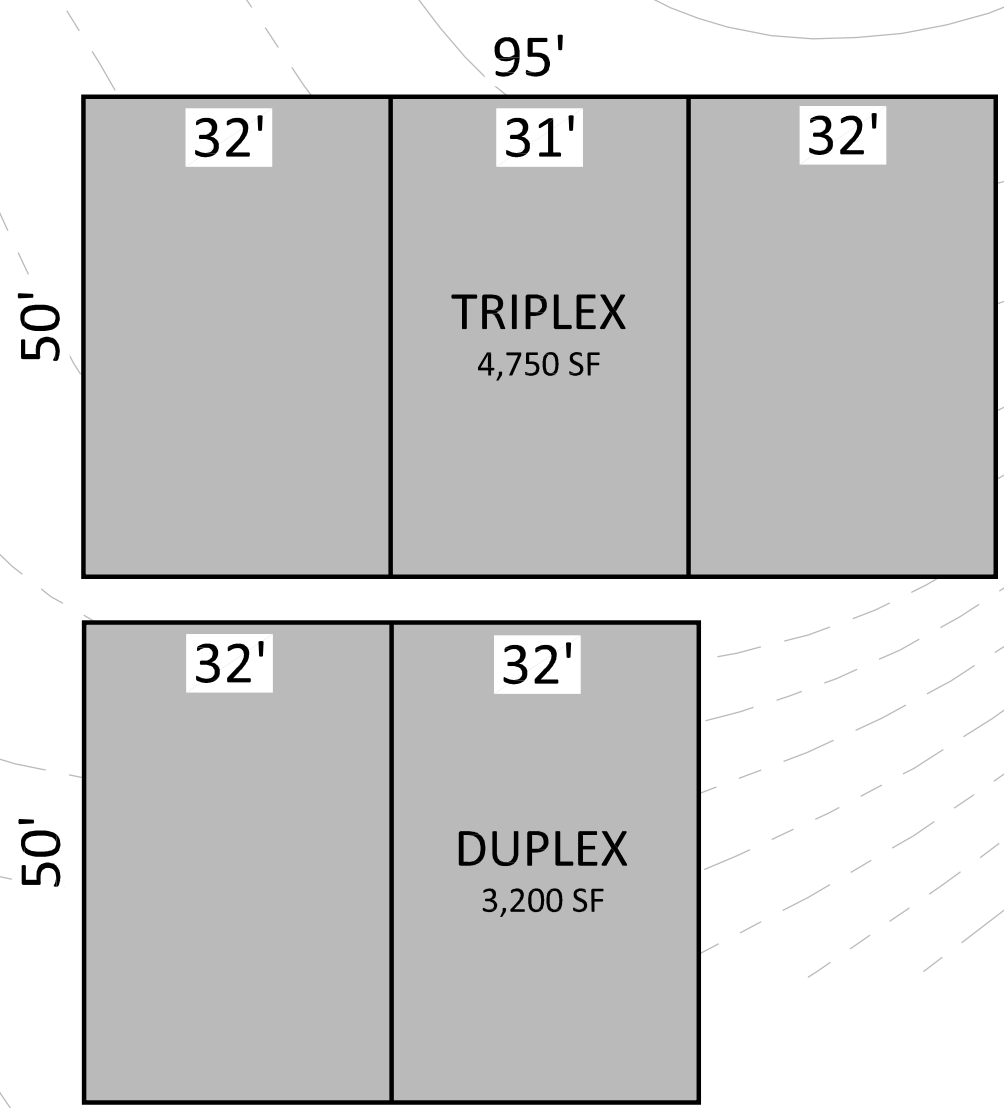
ZONE: PUD
 USE: SINGLE FAMILY RESIDENCE
 OWNER: MARILYN BURLAGE

ZONE: RA
 USE: SINGLE FAMILY RESIDENCE
 OWNER: CURTIS REESE

ZONE: R1
 USE: SINGLE FAMILY RESIDENCE
 OWNER: RANDY BRENNEMAN



BUILDINGS: 25
 UNITS: 57



PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ELEPHANT ROCK VILLAS

PUD SITE PLAN
 105 S HIGHWAY

PROJECT INFO

DATE: 9.22.22
 PROJECT MGR: C.LIEBER
 PREPARED BY: C.HELMLINGER

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

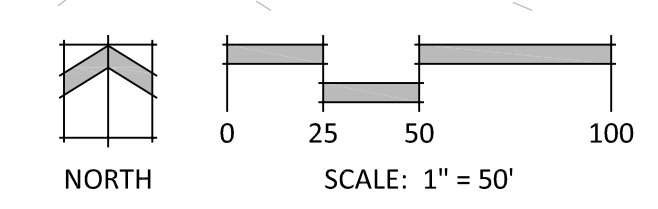
PUD SITE PLAN

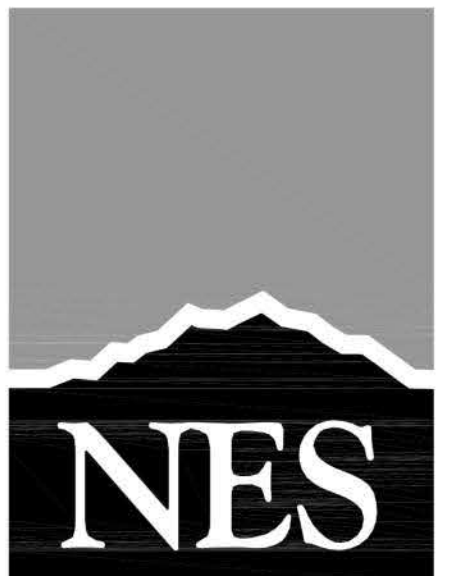
SHEET NUMBER

2

2 OF 2

CPC #





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619 N. Cascade Avenue, Suite 200
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Fax 719.471.0267
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ELEPHANT ROCK VILLAS

PROJECT INFO

DATE: 8.15.22
PROJECT MGR: C.LIEBER
PREPARED BY: C.HELMELINGER

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ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

SITE PLAN

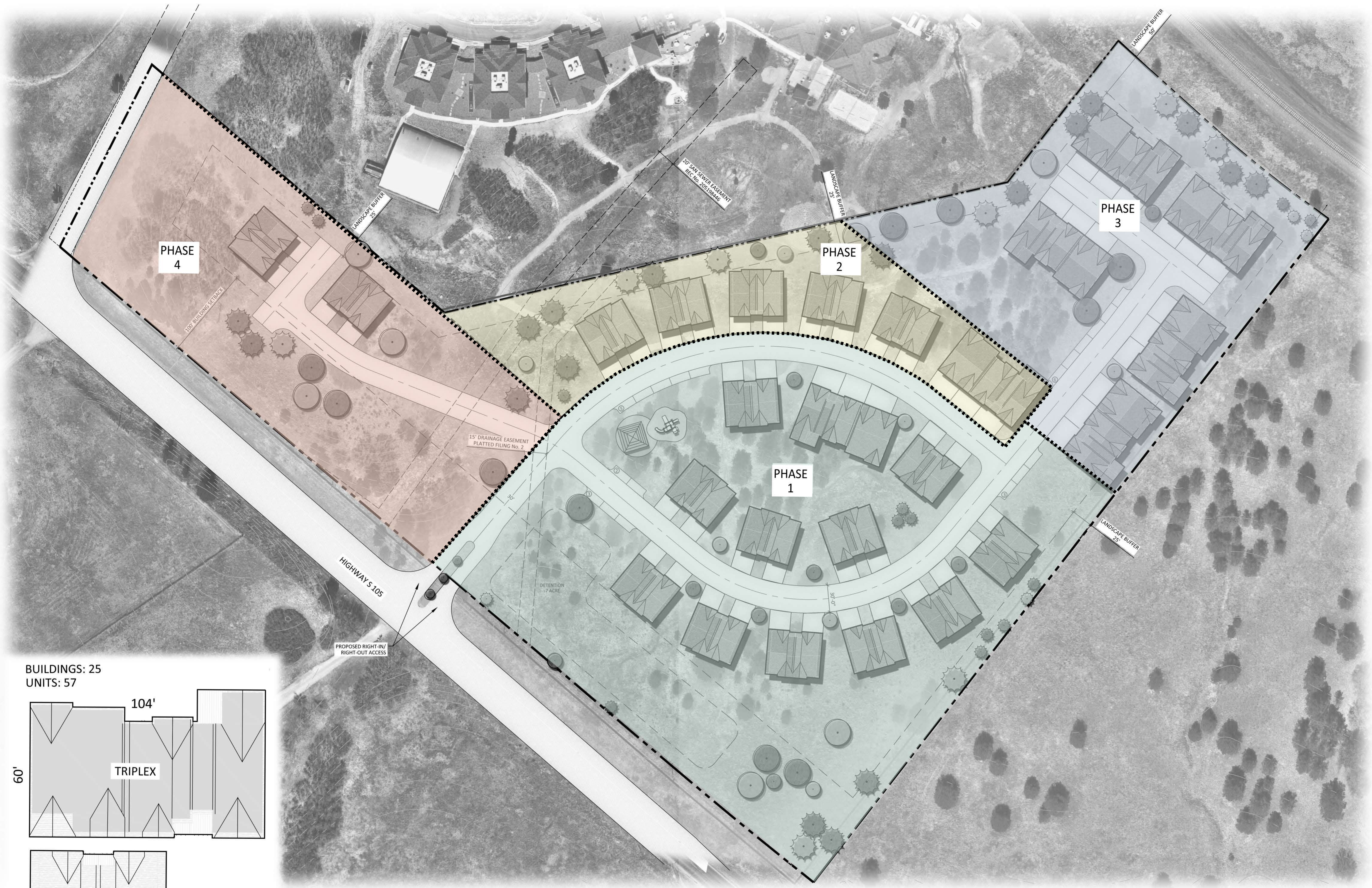
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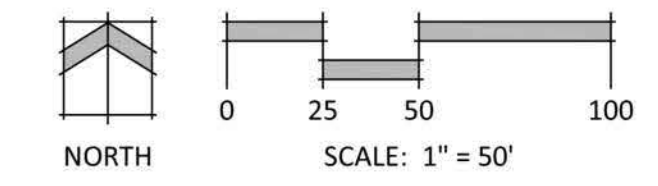
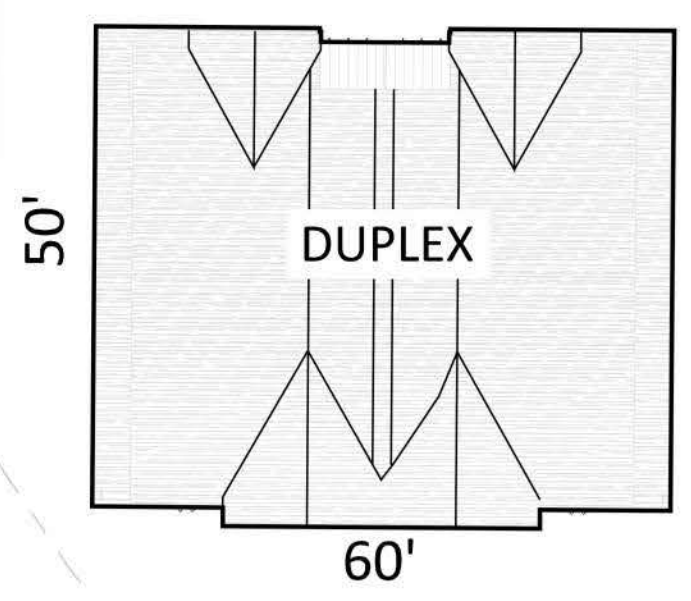
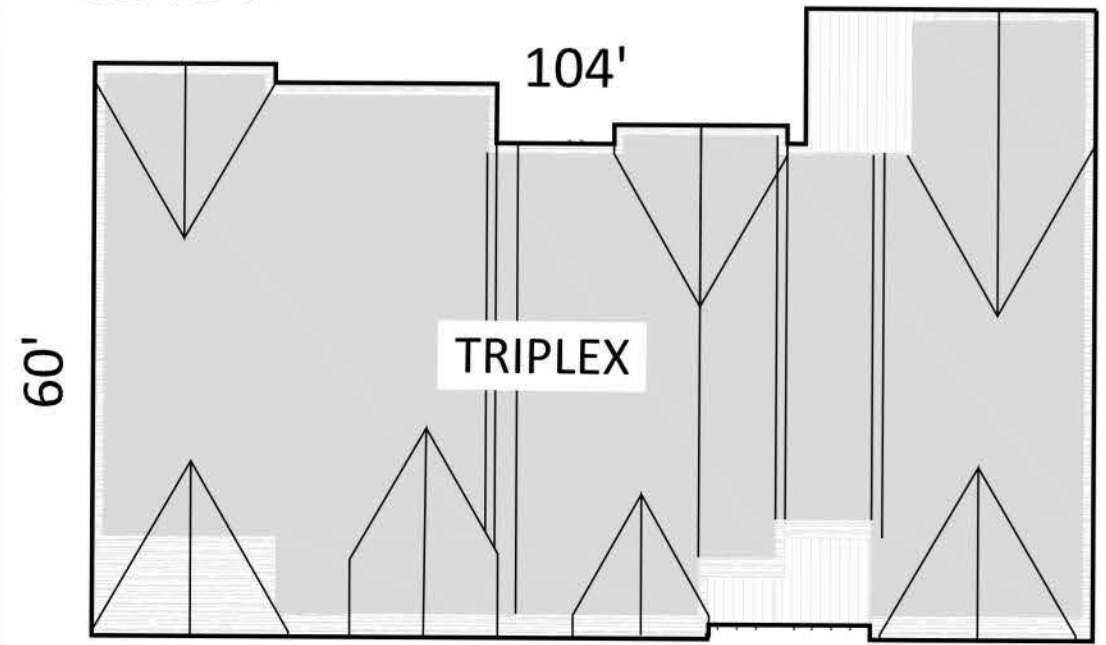
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PLAN FILE #

CPC #



BUILDINGS: 25
UNITS: 57



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 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
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PLANNER / LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH

ELEPHANT ROCK VILLAS

PROJECT INFO
 DATE: 8.15.22
 PROJECT MGR: C.LIEBER
 PREPARED BY: C.HELMLINGER

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SHEET TITLE

SITE PLAN

PLAN FILE # SHEET NUMBER

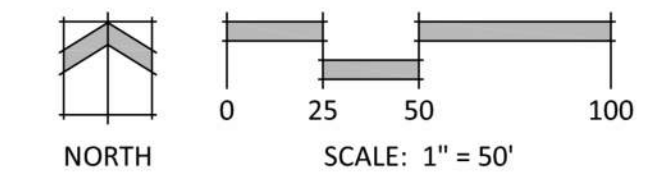
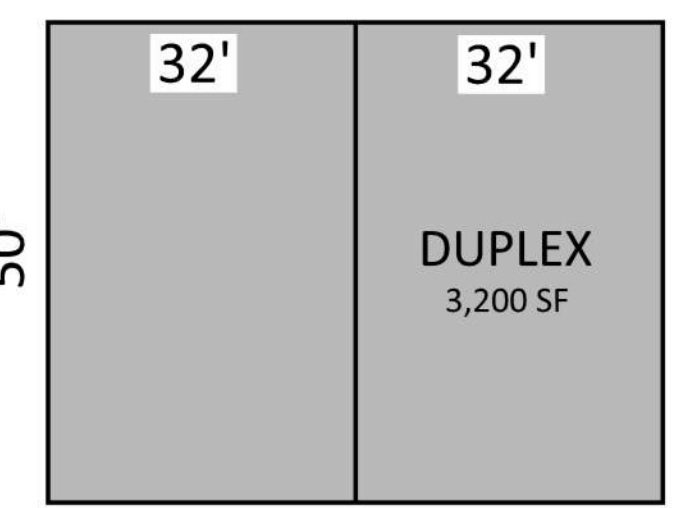
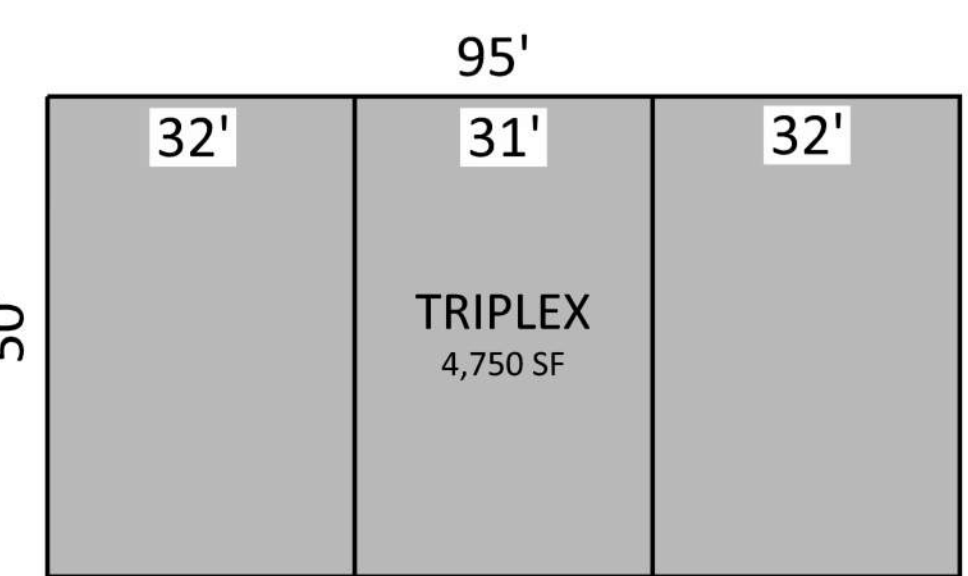
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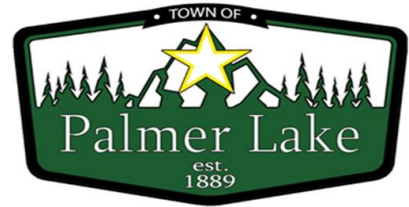
1 OF 1

CPC #



BUILDINGS: 25
 UNITS: 57





Item 4.

**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: October 2022	ITEM NO.	SUBJECT:
Presented by: Town Administrator /Clerk		Resolution to Adopt Community Master Plan

Background

By direction of the Planning Commission and approved budgeted funds by the Board of Trustees, a consultant – Community Matters Institute (CMI) – has worked diligently this past year directly with a master plan advisory team, staff, and the Planning Commission to rewrite the Town of Palmer Lake Community Master Plan. All members deserve a kudos for the thorough work. This is a comprehensive plan addressing all areas of the town and meeting the statutory requirements of a community master plan.

The final plan is to be reviewed. The plan may be amended if needed with the adoption or it may be amended and provide a date to continue the hearing for a final adoption of the plan.

Recommendation

Amend any part of the plan if agreed with the adoption of the community master plan.

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

Item 4.

**NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE**

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on October 19, 2022, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider the Community Master Plan for the Town of Palmer Lake for adoption. A copy of the draft Community Master Plan is available on the Town website at www.townofpalmerlake.com or contact the Town office at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune October 12, 2022.

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 10/12/2022**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Lorre Cosgrove
Sales Center Agent

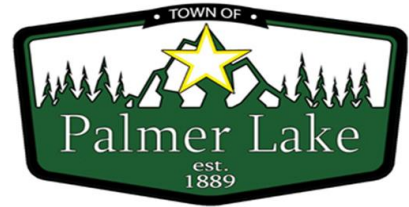
Subscribed and sworn to me this 10/13/2022, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.



Karen Hogan
Notary Public

**KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026**

Document Authentication Number
20224024441-602332



Item 5.

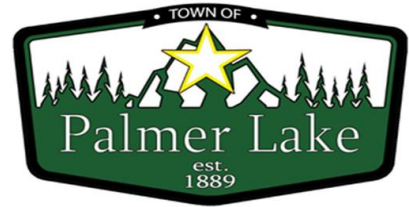
**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: October 2022	ITEM NO.	SUBJECT:
Presented by: Town Administrator /Clerk		Recommendation of the 3-mile Plan/Annexation

Background

Per statute, a 3-mile plan/annexation shall be adopted by the Board of Trustees for consideration of areas to annex. As part of the master plan, this 3-mile plan has been identified by the Planning Commission.

It is requested that the Planning Commission recommend adoption of the 3-mile plan by the Board of Trustees, as the Board has authority over annexation petition requests for the town.



Item 6.

**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: October 2022	ITEM NO.	SUBJECT:
Presented by: Town Administrator /Clerk		Implementation and Next Steps

Background

Funds are identified in the scope of services for implementation of the adopted master plan. A review of next steps including a land use code analysis by CMI will be provided prior to or at the meeting.