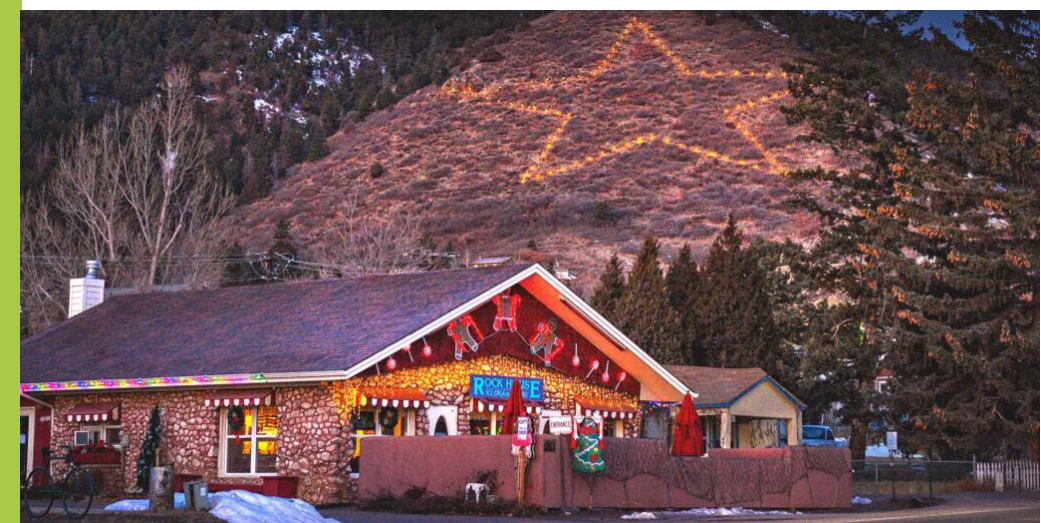


# Community Master Plan

August 1, 2022

1. Goals and Objectives
2. 3 Mile Plan
3. Future Land Use

Joint Worksession:  
Planning Commission & Advisory  
Team



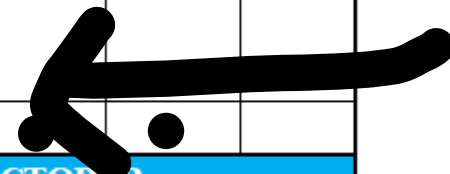
Community  
Matters Institute

303 730 0396

# Agreed Upon Timeline

1. Guidance needed
2. Election
3. Update Land Use Regulations
4. Manage development outside of Town
5. Strategic Annexation

REVISED Community Master Plan Update Timeline											
Key: ● Meeting ○ Optional meeting including CMI											
Month											
COMMUNITY MASTER PLAN SCHEDULE											
Task	Description	Jan	Feb	March	April	May	June	July	Aug.	Sept	Oct.
<b>Phase 1: Community Analysis and Plan Review</b>											
1.1	Develop key measures	●									
1.2	Community Profile										
1.3	Mapping										
1.4	Review existing documents										
1.5	Advisory group intro/First meeting + Extra meeting w/ Advisors		●								
<b>Phase 2: Defining the Community's "Preferred Future"</b>											
2.1	Interviews and focus groups			●							
2.2	Community-wide survey review										
2.3	Plan development workshops- Workshop 2 and 3				●●	●					
<b>Phase 3: Development of the Plan</b>											
3.1	Draft plan elements										
3.2	Mid-course review/strategy										
3.3	Stakeholder Workshops (3) to review draft (include Planning Commission)					●●	●	●			
3.4	Final draft of plan									●	
<b>Phase 4: Presenting the Plan- Required Public Hearings- PLAN ADOPTED IN SEPTEMBER AND OCTOBER-</b>											
4.0	Community meeting							○		●	
4.1	Final Advisory Group meeting								●	●	
4.2	Public hearings									●	●
4.3	Final plan production										
<b>NEXT STEPS/IMPLEMENTATION</b>											
<b>Phase 5: Code Diagnosis</b>											
5.1	Code diagnosis and memo								●		
<b>Phase 6: Intergovernmental Agreements / Relationships –</b>											
6	Example IGA's – regional cooperation										
<b>Phase 7: Implementation and Financing Strategy</b>											
7	Work tasks, the individual and agency responsibilities, and the funding										●



# Amendments to Goals and Objectives

## ❖ Small Group Revisions... Kent

### ❖ Suggested Amendment to Housing

*Community Goals LU-7: Scale and Size of Residential Dwelling Units. Palmer Lake's small-town character is due in part to the historic size and scale of primarily single-family homes often with accessory structures on smaller lots in the Old Town Core with larger lots and homes as you move from the core of the community. New residential development shall maintain this historic pattern.*

**Guiding Objective LU-7.1:** To provide for additional housing options for seniors that wish to age in place, the workforce, and provide for additional long term rental options, allow for accessory dwelling units including carriage houses, secondary suites, mother-in law units within the older small residential lots found just outside of the downtown core. These units can be internal to the primary residence, attached or detached.

**Guiding Objective LU-7.2:** Multi-family housing, especially stacked units, is strongly discouraged except for duplexes and shall be limited to smaller attached townhomes of no more than 4 attached units.

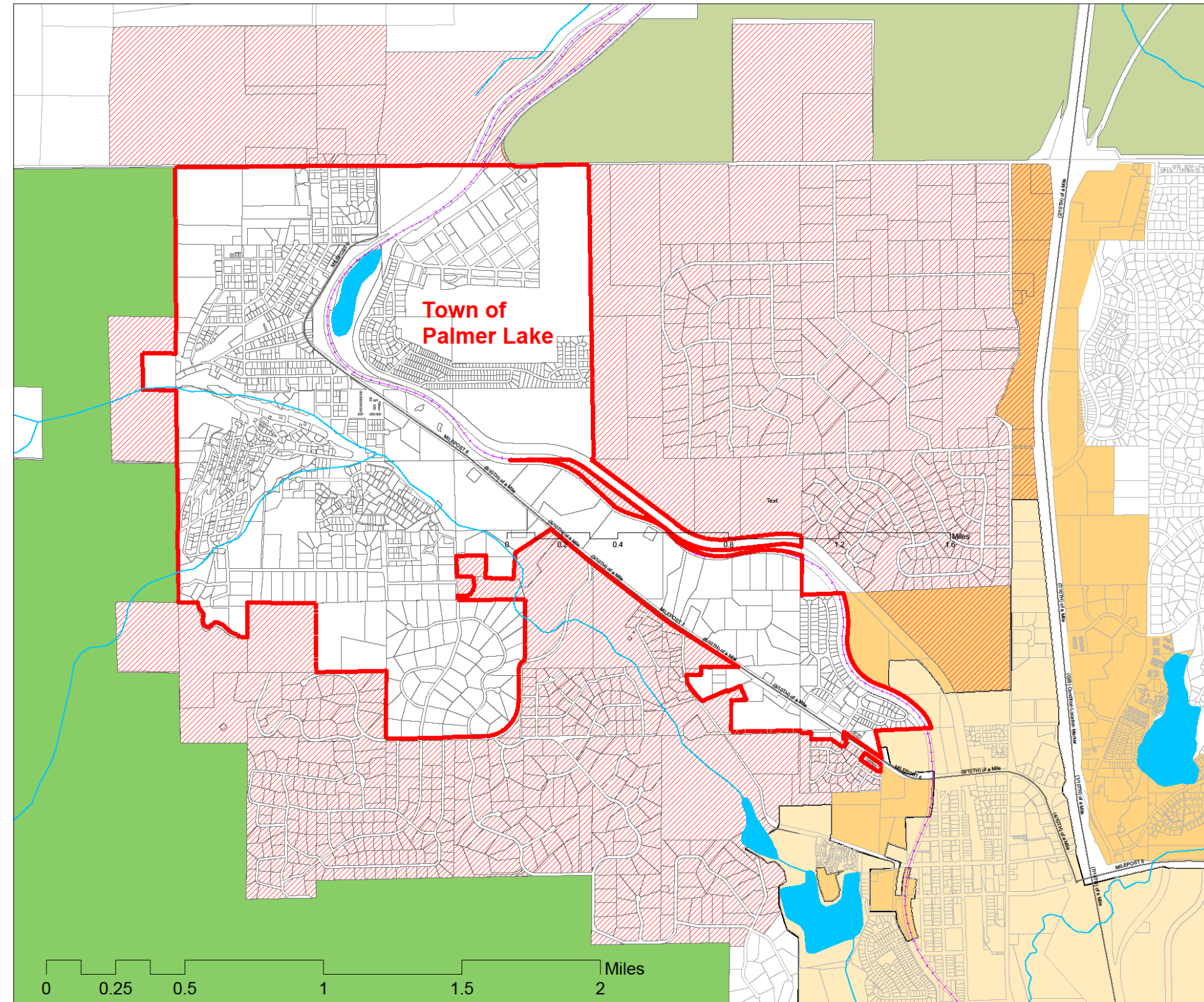
**Guiding Objective LU-7.3:** Anything other than a duplex shall locate in areas of town that are not visible from main thoroughfares such as the medium density residential land use category locations shown on the Future Land Use Plan map.



# 3<sup>rd</sup> Mile Plan Early

## Draft

- Great workshop on July 7th
- Agreement on the 3 Mile Plan
- Will be checking with Town Attorney – best way to handle lands identified by Monument and Palmer Lake



### Town of Palmer Lake Community Master Plan

Growth Area Plan  
11 July 2022 draft

#### Legend

- Streams
- Lakes
- Town of Palmer Lake
- Palmer Lake Growth Area
- Railroad
- Open Space
- Pike National Forest
- Town of Monument
- Monument Growth Area

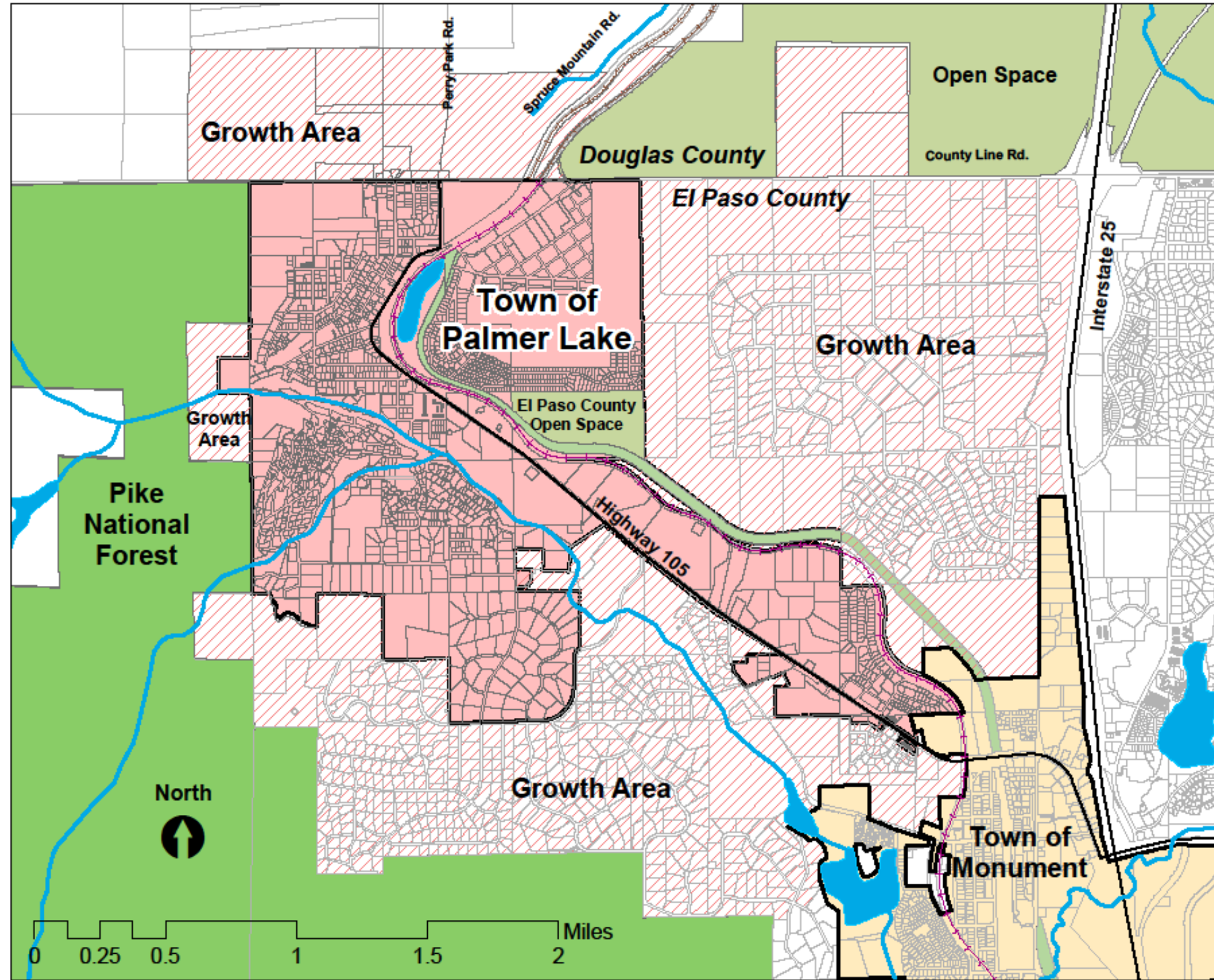
- Sources:
- Douglas County
  - El Paso County
  - Town of Monument
  - Town of Palmer Lake

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# 3-Mile Growth Area & Annexation Plan:

*No need to show Monument lands*



**Town of Palmer Lake  
Community Master Plan**  
**Three Mile Plan -  
Palmer Lake Growth Area Map**  
 28 July 2022 draft

- Legend**
- Streams
  - Lakes
  - Palmer Lake Growth Area
  - Town of Palmer Lake
  - Open Space
  - Town of Monument
  - Pike National Forest

**Sources:**

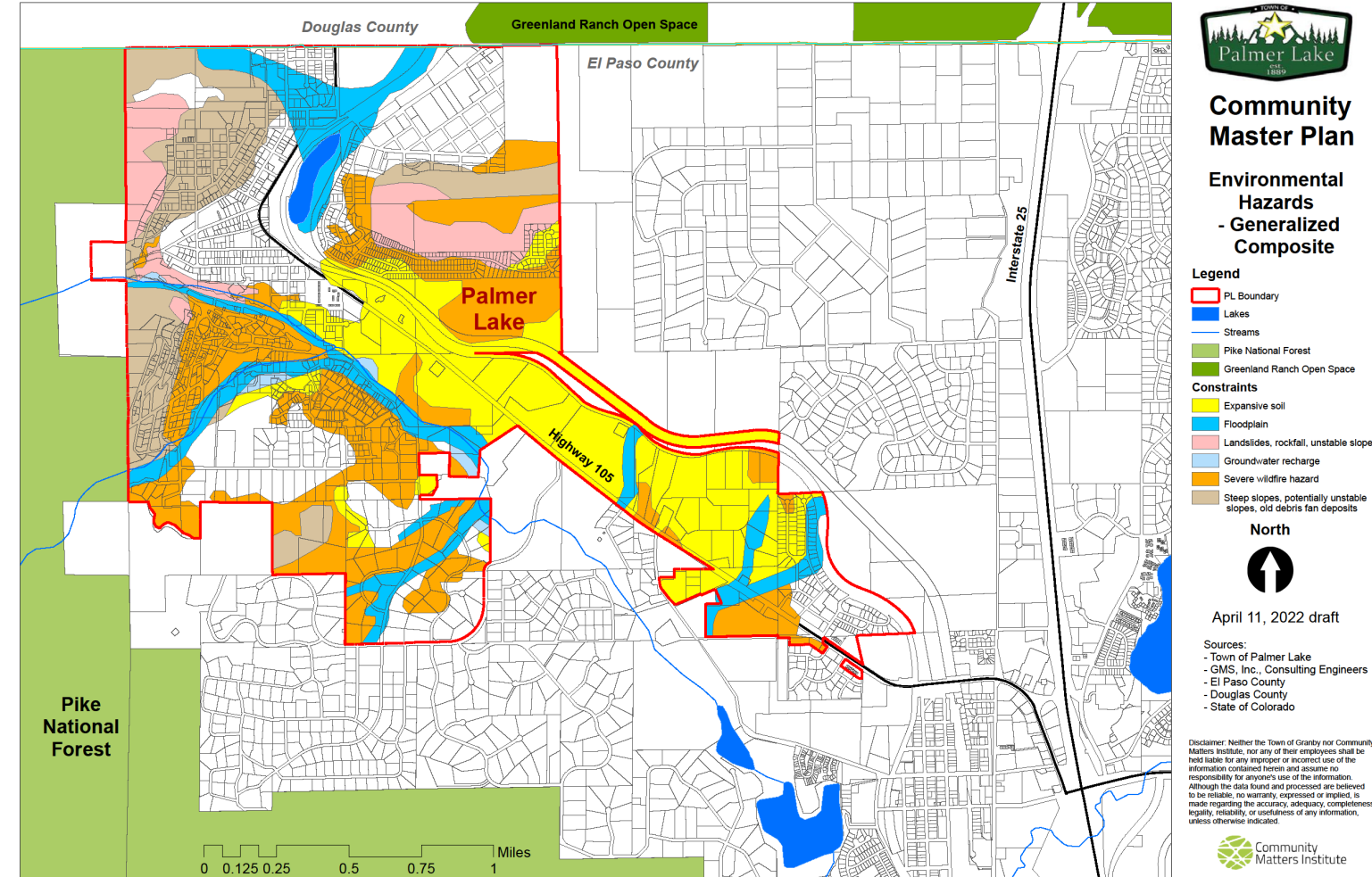
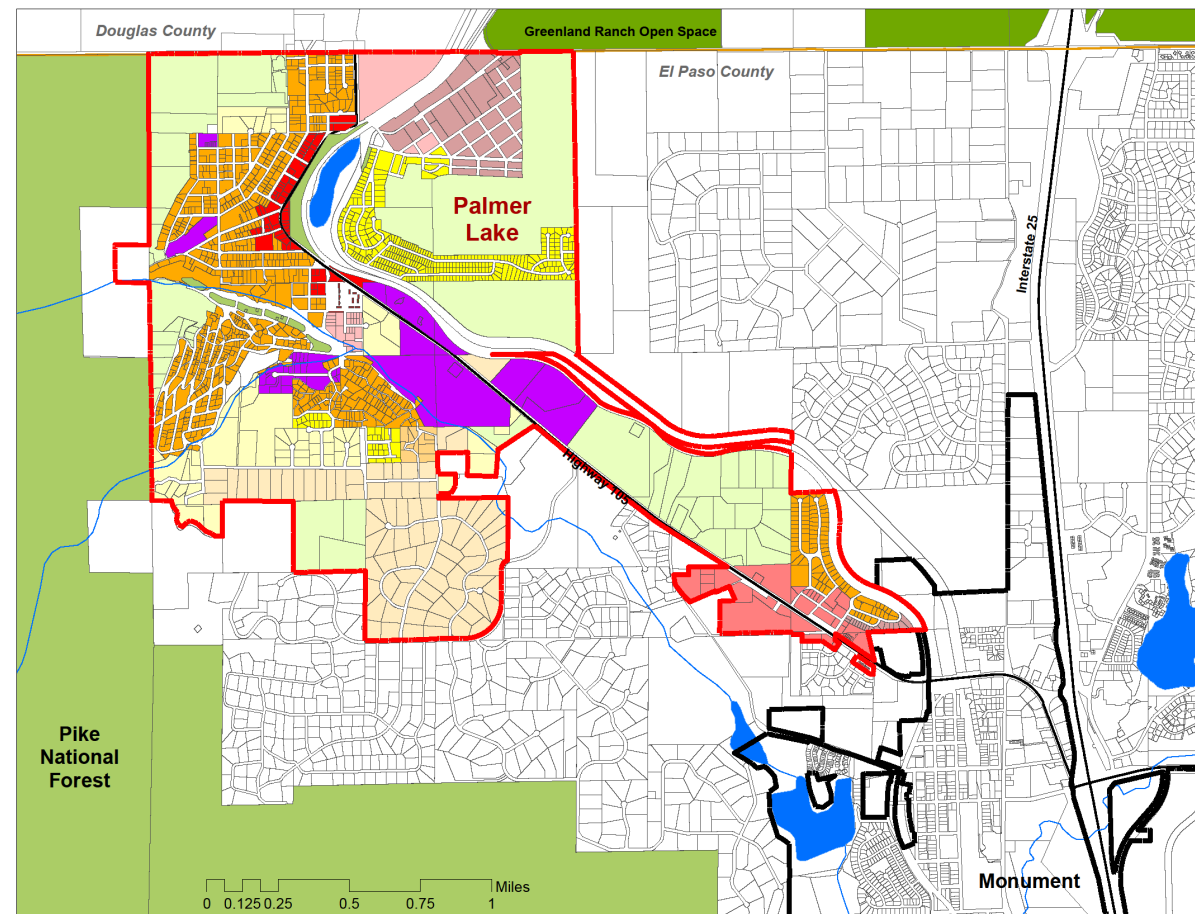
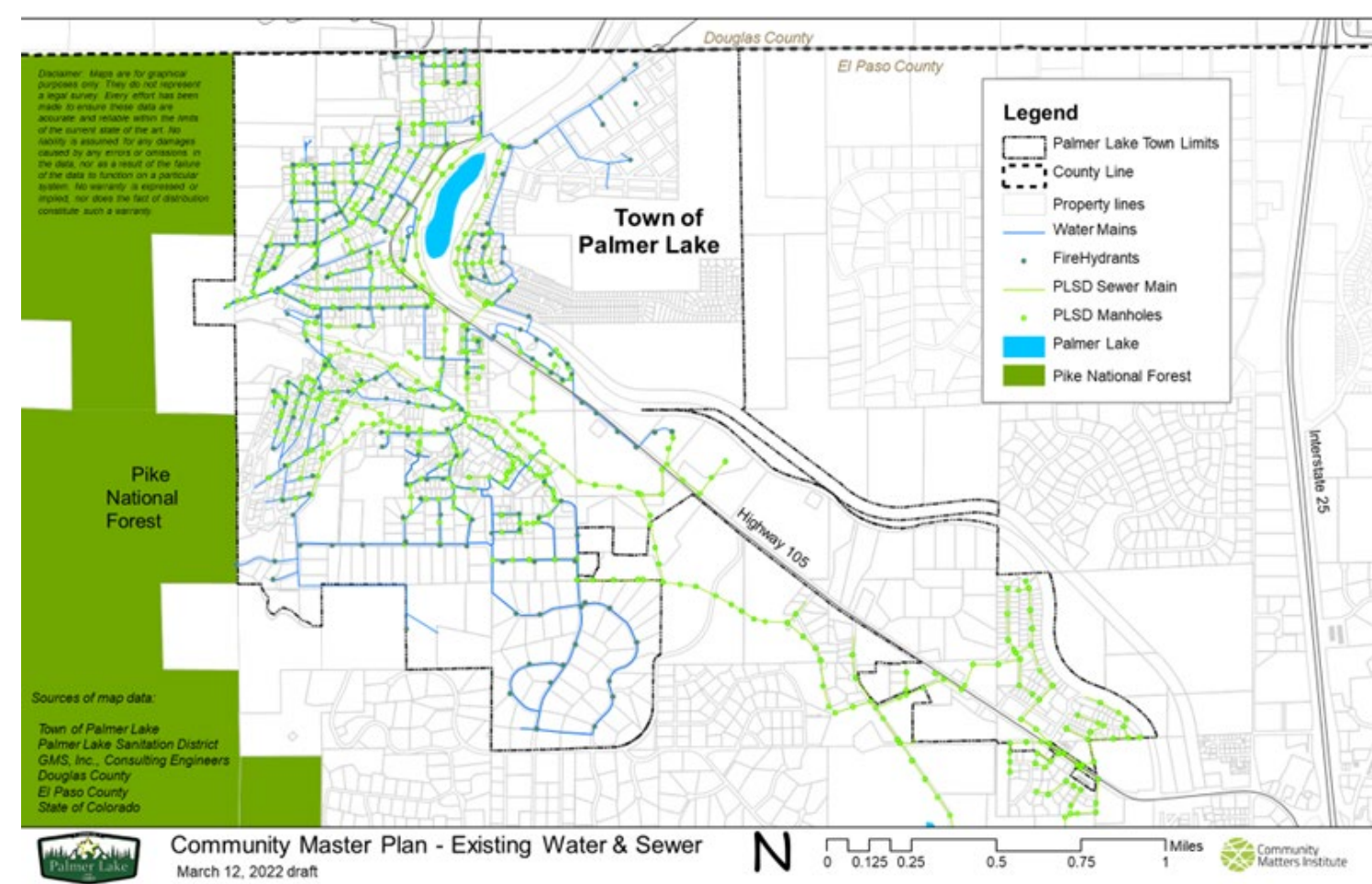
- State of Colorado
- Douglas County
- El Paso County
- Town of Monument
- Town of Palmer Lake
- GMS Inc., Consulting Engineers

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# GIS RESOURCE MAPS

## Community Matters has created about 100 layers of information used to fine tune the Future Land Use Map

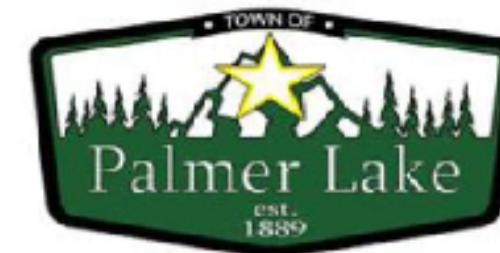


# Future Land Use

- ❖ Attributes of New Land Use Categories
- ❖ Future Land Use Map and Plan

## The Future Land Use Map and Plan

- ❖ The Future Land Use Plan Map does not replace the Town's Official Zoning Map nor change any existing zoning within the Town.
- ❖ The Future Land Use Plan creates a framework – *These are the uses that we envision for different areas of town.* This will inform the update to the existing zoning ordinance.
- ❖ Helps the Town & Special Districts establish priorities for capital expenditures and maximize the use of its existing infrastructure investments.
- ❖ It is used to inform zoning decisions- zoning requests should conform to the Future Land Use Plan; if not Plan gets amended.



# Community Master Plan

## Existing Land Use

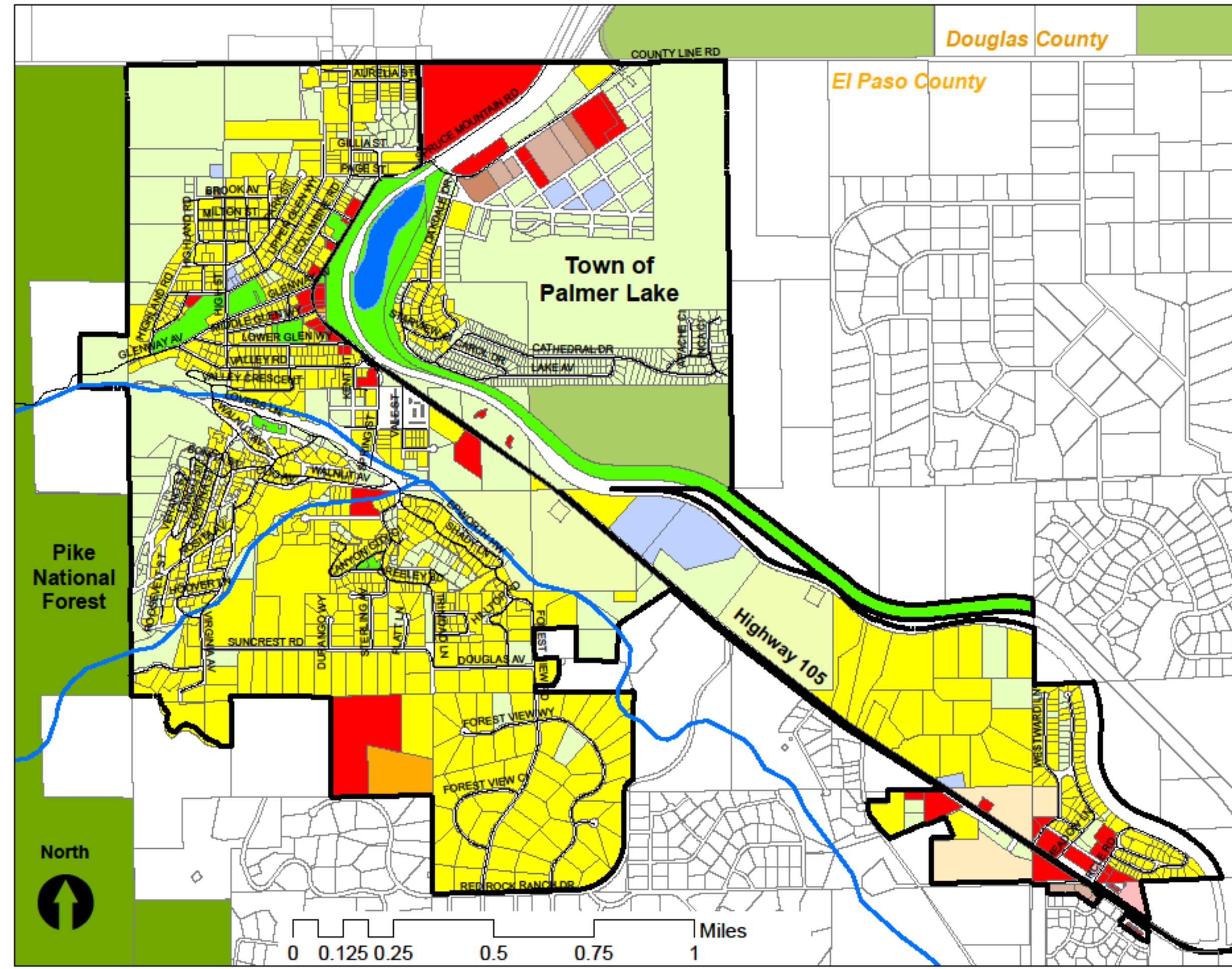
### Legend

- Town Boundary
- Land Use**
- Agricultural
- Business
- Houses
- Institutional, Public
- Multi-family
- Mobile Homes
- Manufacturing
- Open Space
- Park
- Vacant Land
- Vacant Building
- Warehouse & Storage

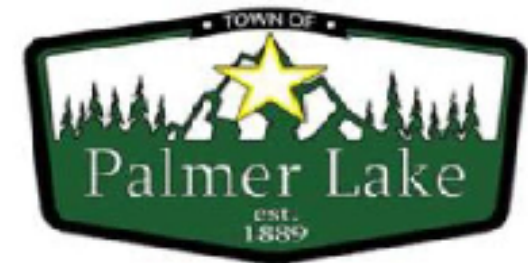
June 15, 2022 draft

- Sources:
- Town of Palmer Lake
  - GMS, Inc., Consulting Engineers
  - El Paso County
  - Douglas County
  - State of Colorado

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# Community Master Plan Zoning

## Legend

Town Boundary - Palmer Lake

Lakes

Streams

Pike National Forest

Greenland Ranch Open Space

## Zoning Districts

C1

C2

CC

M1

O1

PUD

R1

R10,000

R1E

R2

R3

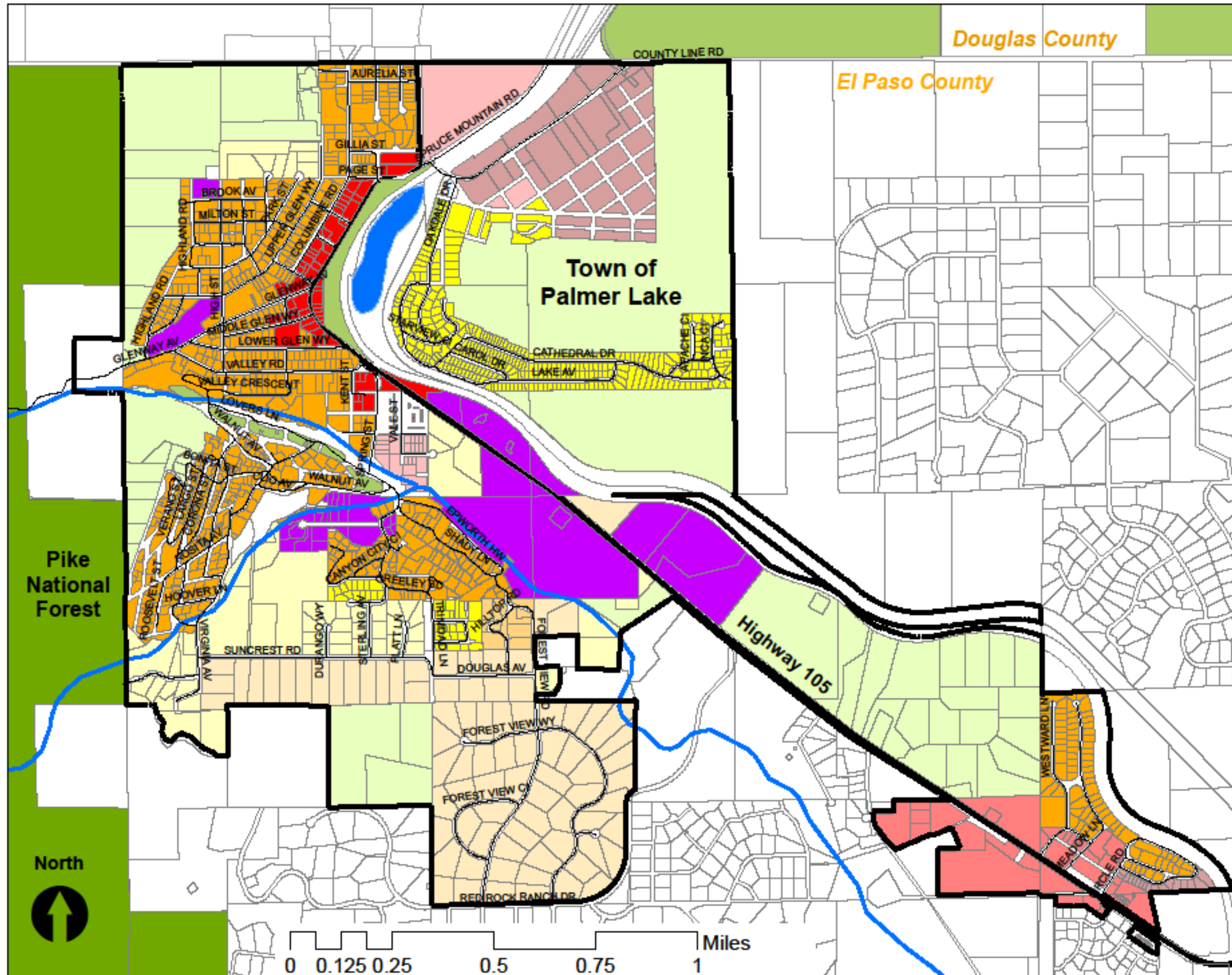
RA

June 15, 2022 draft

## Sources:

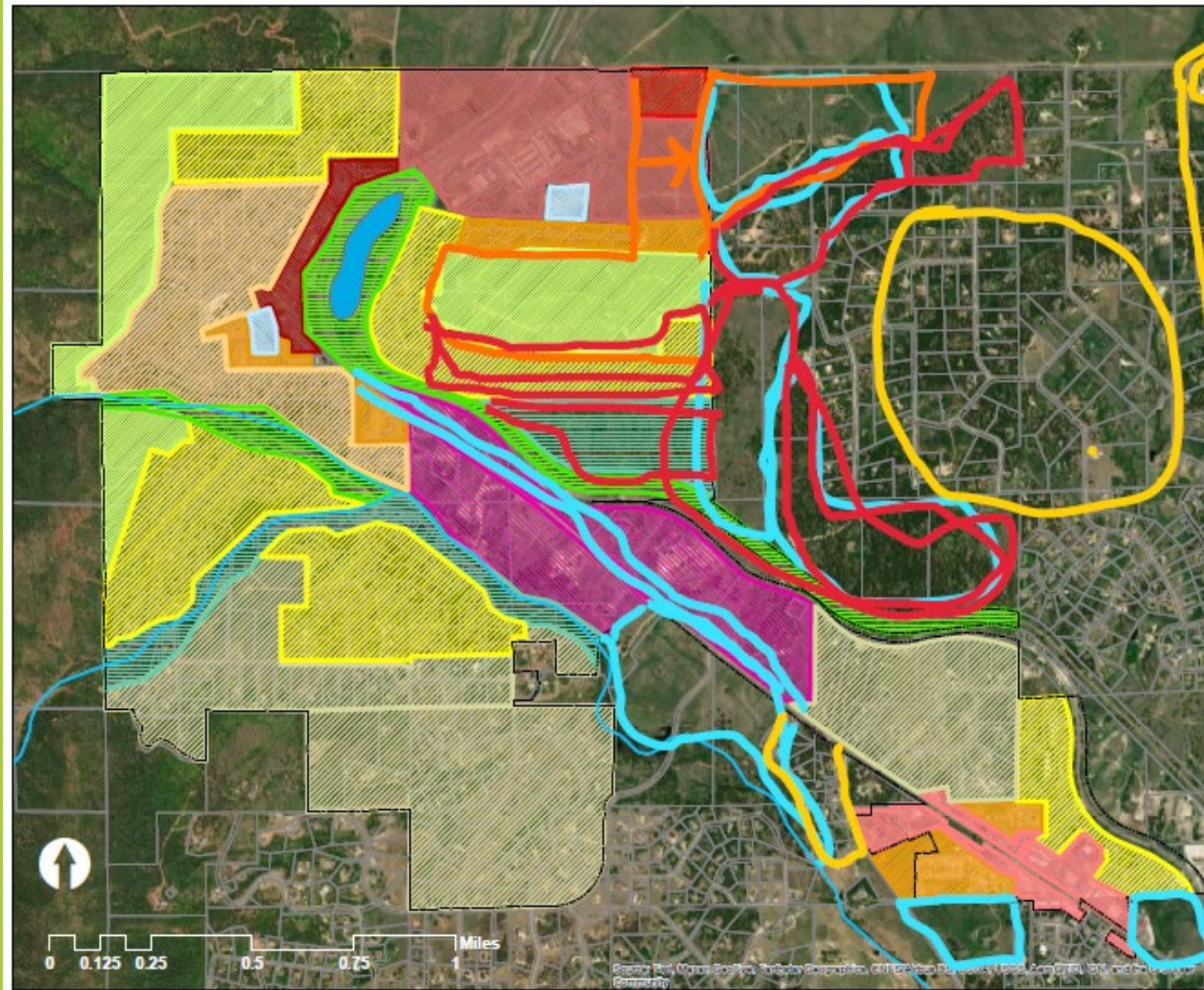
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# Refined Future Land Use Categories

- 105 Corridor
- Old Town Residential
- Medium Density Residential
- 2 new retail nodes off County Line Road



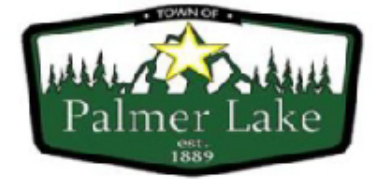
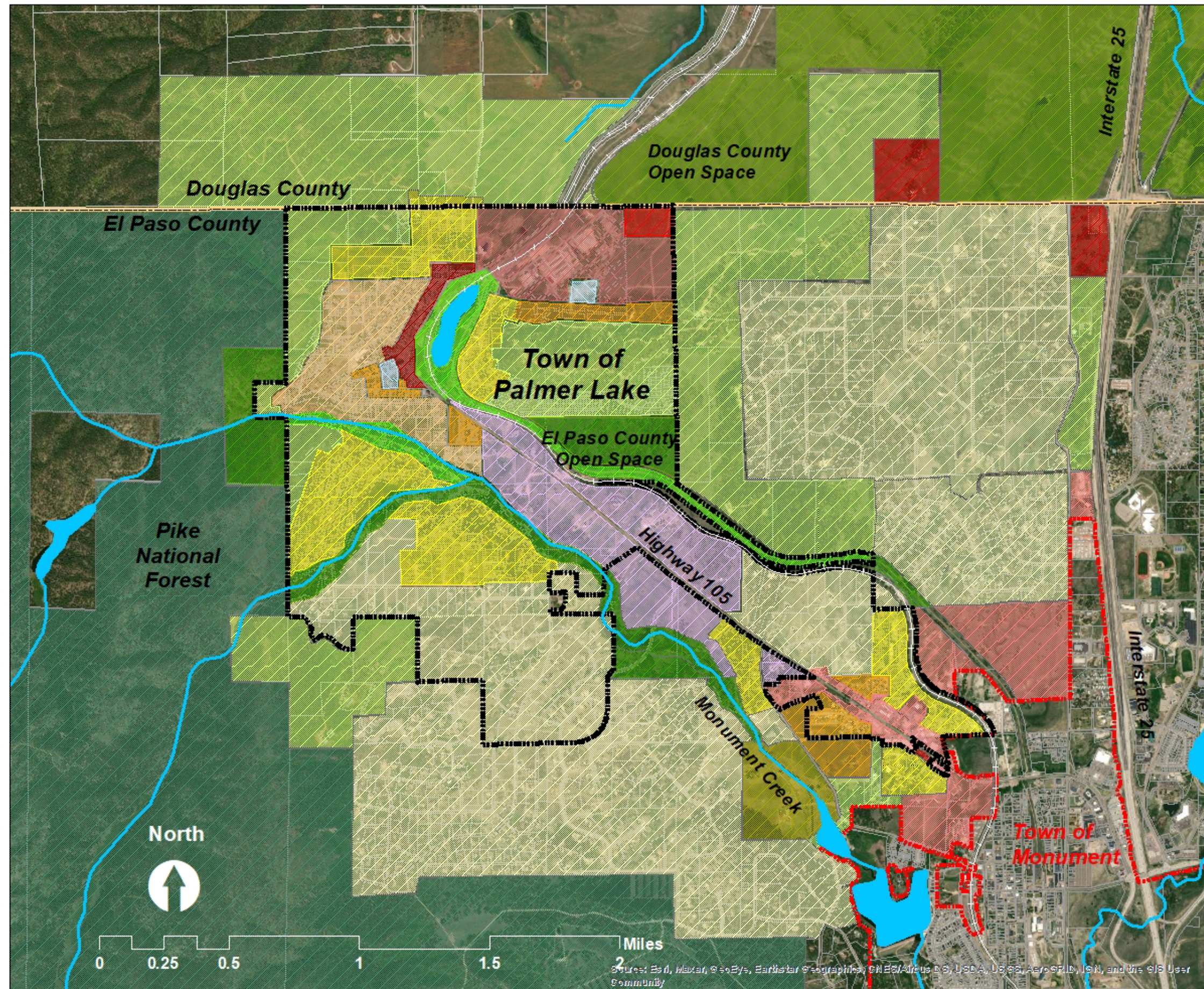
## Community Master Plan Future Land Use Map 18 July 2022 draft

- Legend
- Town Boundary
  - Streams
  - Palmer Lake
- Future Land Use**
- Old Town Business District
  - East End Village Center
  - North End Retail
  - North End Business Center
  - Clustered Development
  - Residential - Environmental Constraints
  - Residential - Large Lot
  - Residential - Medium Density
  - Residential - Old Town
  - Residential - Single Family Detached
  - Town Facilities
  - Parks
  - Open Space

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# Revised Future Land Use Map



## Community Master Plan Future Land Use Map 31 July 2022 draft

### Legend

- Railroad
- Streams
- Lakes
- Town Boundary
- Town of Monument
- Future Land Use**
- Downtown Core
- Agriculture - Ranch
- East End Village Center Mixed Use
- North End Retail
- North End Business Center
- Rural Clustered Development
- Residential - Environmental Constraints
- Residential - Large Lot
- Residential - Medium Density
- Residential - Old Town
- Residential - Single Family Detached
- Town Facilities
- Parks
- Open Space
- Pike National Forest

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# Future Land Use Categories



## Categories further Refined

- ❖ North End Retail
- ❖ North End Business & Industrial Center
- ❖ Main Street Downtown Core
- ❖ Rural Cluster Development
- ❖ East End Village Center Mixed Use
- ❖ Residential Old Town
- ❖ Residential Medium Density

## No Change

- ❖ Single Family detached and Large Lot