

El Paso County Planning Commission, March 6

The Beach at Woodmoor recommended for approval

By Helen Walklett

At its March 6 meeting, the El Paso County Planning Commission voted 5 to 2 to recommend approval of The Beach at Woodmoor development. This would see 35 single-family residential lots built on two parcels of land to the north and south side of Lake Woodmoor Drive between Lower Lake Road and the Lake Woodmoor spillway. See the vicinity map on page 4.

Discussion surrounded the density of the proposed development and concerns that the additional homes would worsen existing traffic congestion in the area.

The applicant, Lake Woodmoor Holdings LLC, was also responsible for The Dunes development in Woodmoor. The Beach consists of two parcels of land totalling just over 12 acres. Part of the applicant's request involved the rezoning of the larger of the two parcels from R-4 (planned development), a now obsolete zoning, to RR-5 (Residential Rural). There had been an approved R-4 development plan in place for this parcel of land that authorized the development of 82 townhomes and condominium units that were never built. The applicant also requested the approval of the Planned Unit Development (PUD) de-

velopment plan as a preliminary plan and the approval of a final plat.

Representing the applicant, Andrea Barlow of consultants NES told the commission that the main issues raised at a

neighborhood meeting held in June 2017 were density, the impact on property prices, school capacity concerns, and traffic congestion. Barlow argued that the proposed density of the development was in keep-

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