

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 16, 2019

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Gleneagle Golf Course Infill Filing No. 2 Final Plat (VR-1818)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Gleneagle Golf Course Infill Filing No. 2 Final Plat, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on February 13, 2019.

The Preliminary Plan was previously presented to the Park Advisory Board in May, 2016 and approved the following recommendations:

Preliminary Plan

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Gleneagle Golf Course Infill Development- Preliminary Plan include the following condition: Correct project area and correct the Site Data Table. Require fees in lieu of land dedication for regional park purposes in the amount of \$18,816 and urban fees in the amount of \$11,872. Staff encourages the applicant to retain the existing trail connections within the open space tracts for the benefit of the development and the community.”

The Filing No. 2 Final Plat includes 12 single-family residential lots totaling 7.62 acres. The property is located within the Gleneagle neighborhood off of Gleneagle Drive. The residential lot layout is in accordance with the previously approved preliminary plan.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. There are non-County neighborhood trails in the neighborhood and the City’s Northgate Open Space is located approximately 0.5-miles to the southeast. As no park land dedication



or trail easements are necessary, El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$5,472 and urban park fees in the amount of \$3,456, as shown on the attached Subdivision Review Form.

Recommended Motion:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Gleneagle Golfcourse Infill Filing No. 2 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$5,472 and urban park fees in the amount of \$3,456.”

Please let me know if you have any questions or concerns.

Sincerely,

Jason Meyer
Project Manager II
Planning Division
Community Services Department
jasonmeyer@elpasoco.com

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

January 16, 2019

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name: Gleneagle Golfcourse Infill Filing No. 2 - Final Plat	Application Type:	Final Plat
DSD Reference #: SP-187	CSD / Parks ID#:	0
Applicant / Owner:	Total Acreage:	7.62
G&S Development, Inc.	Owner's Representative:	Total # of Dwelling Units
9800 Pyramid Court, Ste 340	William Guman & Associates, Ltd.	12
Englewood, CO 80112	731 North Weber St, Ste 10	Gross Density:
	Colorado Springs, CO 80903	0.64
	Park Region:	2
	Urban Area:	2

Existing Zoning Code: **RS-6000** Proposed Zoning: **RS-6000**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Urban Density: (1 unit / 2.5 acre or greater)

Regional Parks: **2**
0.0194 Acres x 12 Dwelling Units = 0.23 acres

Urban Parks Area:	2	
Neighborhood:	0.00375 Acres x 12 Dwelling Units = 0.45 acres	
Community:	0.00625 Acres x 12 Dwelling Units = 0.08 acres	
Total:		1.36 acres

FEE REQUIREMENTS

Regional Parks: **2**
\$456 / Unit x 12 Dwelling Units = \$5,472

Urban Parks Area:	2	
Neighborhood:	\$113.00 / Unit x 12 Dwelling Units =	\$1,356.00
Community:	\$175.00 / Unit x 12 Dwelling Units =	\$2,100.00
Total:		\$3,456.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of Gleneagle Golfcourse Infill Filing No. 2 Final Plat includes the following condition; Require fees in lieu of land dedication for regional park purposes in the amount of \$5,472 and urban park fees in the amount of \$3,456.

Park Advisory Board Recommendation:

Gleneagle Filing No. 2 Final Plat Review

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Gleneagle Filing No. 2
-  Colorado Springs Parks
-  El Paso County Parks
-  Candidate Open Space Land
-  Parcels
-  Streams



Gleneagle Filing No. 2

