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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

November 3, 2023

Ryan Howser  
Project Manager  
El Paso County Development Services Department

**Subject: Mayberry Sketch Plan, Preliminary Comments (SKP236)**

Ryan,

The El Paso County Parks and Community Services Department has reviewed the Mayberry Sketch Plan and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on December 13, 2023:

This is a request for endorsement by Mayberry Communities, LLC for the Mayberry Communities Sketch Plan, consisting of an estimated 2,800 dwelling units and commercial uses on 631.4 acres. The development was originally known as Ellicott Town Center. The Ellicott Town Center Sketch Plan (SKP05005) was endorsed in 2006. The new sketch plan known as "Mayberry" adds 63.6 acres to the site and updates the plan.

The Mayberry site is located one mile west of the town of Ellicott and south of Highway 94. The site is zoned as a Planned Unit Development (PUD) and Commercial Service (CS). The site will contain a mixture of low, medium and high residential densities along with a mixture of multi-family and commercial developments. The property plans to incorporate civic spaces, recreational, mixed residential and open space.

The applicant's Letter of Intent states the following with regards to parks, trails, and open space:

- *The developer intends to incorporate trails connected to parks throughout the proposed Mayberry Sketch Plan area. Connectivity throughout said sketch plan will help with the work live play aspect allowing individuals to live and work within 5-minute walk.*
- *The proposed Sketch Plan incorporates goals and objectives of the El Paso County Parks Master Plan; supporting large community events, providing regional parks recreation and open space. In addition, the plan will anticipate park needs for growing population and provide trails between residential and commercial uses.*
- *A regional trail is proposed along the State Highway 94 corridor, Mayberry Communities Sketch Plan Amendment, to be approved, acknowledges the proposed regional trail system and has incorporated an east/west trail within the community that ties into the adjacent trail easement.*

## Open Space

Per the LDC, the 10% PUD open space is calculated from the gross site area. The portion of the site zoned CS would not count toward the PUD gross area. According to the Sketch Plan, 33.4 acres of the site are zoned CS. The total sketch plan area is 631.4 acres. So, 631.4 total acres minus the 33.4 acres CS zone equals 598 PUD acres. The required PUD open space is 10% of this area or 59.8 acres. The El Paso County LDC includes parks and trails as part of the open space calculation. Constructed storm water facilities may be included in the open space calculation if comprising less than 10% of the required open space.

The applicant is proposes open space as broken out into the following table. The proposed open space is 92.4 acres. This would exceed the 10% open space requirement as 92.4 acres is greater than the 59.8 acres required. The parks, trails, and buffer as listed below total 52.9 acres. In order to meet the required open 59.8 open space acres, 6.9 drainage pond acres would need to be added. The storm water facilities would then represent 11.5% of the total open space acres. This number slightly exceeds the amount allowed. This requirement could be alleviated by making the drainage ways into trail corridors, thus counting them as trails instead of storm water facility. Draiage corridors are often used as trails and would provide added connections in the community.

Type of Open Space	Land Area (acres)
Community Park	18.2
Neighborhood Park	14.9
County Regional Trail	4.5
Pedestrian Trails	11.9
Drainage Ponds	39.5
Perimeter Buffer	3.4
<b>Total</b>	<b>92.4</b>

### *Proposed Open Space Types*

## Parks

The El Paso County Land Development Code (LDC) states the standard for park land dedication shall be 4 acres of land per 1,000 projected residents and that the number of projected residents shall be based on 2.5 residents per dwelling unit. Given this formula, and the 2,800 dwelling units proposed, the Mayberry Sketch Plan area would be home to 7,000 residents, which equates to 28 acres of park lands.

- a. Neighborhood park standard is 1.5 acres of park land per 1,000 projected residents or 0.00375 acres of park land for each dwelling unit. 2,800 dwelling units equates to 10.5 acres of neighborhood park lands.
- b. Community park standard is 2.5 acres of park land per 1,000 projected residents or 0.00625 acres of park land for each dwelling unit. 2,800 dwelling units equates to 17.5 acres of community park lands.

The LDC requires 10.5 acres of neighborhood parks for the proposed number of dwelling units and 14.9 acres of parks is proposed. The LDC requires 17.5 acres of community parks while 18.2 acres are proposed. The proposed parks in the application meet the required acres for neighborhood and community parks. As development progresses, El Paso County Parks would be open to providing a credit for urban park fees as long as the urban park exceeds the urban park fees for the filing in which the park is located.



## Trails

The El Paso County Parks Master Plan shows impacts to the Highway 94 Primary Regional Trail, which is located along the south side of Highway 94. This primary regional trail runs east and west, making connections to Ellicott to the east. The trail will eventually connect to Colorado Springs to the west. Additionally, the proposed Highway 94 Bicycle Route is also located along Highway 94. The bicycle route will be located within the public right-of-way, so no easement requests are necessary for this route.

El Paso County Parks recommends that the applicant designate and provide to El Paso County a 25-foot trail easement along the south side of Highway 94 that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, and show the easement on the forthcoming Preliminary Plan and Final Plat(s), and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat(s).

The Highway 94 Regional Trail easement has previously been recorded as a trail easement to El Paso County on Mayberry Filings 1-4. The 25' wide trail easement is on the south side of Highway 94 on the previously dedicated easements. The current sketch plan shows a 'Regional Trail' following the Highway 94 at each end of the proposed development, then going south approximately 1,100' before turning into an east-west trail. The Highway 94 Primary Regional Trail is a trail that will connect Ellicott, CO to Colorado Springs, CO and will be 10 miles long when completed. As a regional trail connecting communities, it will not have tangents and instead will have a straight alignment following the southside of Highway 94. The regional trail needs to be adjusted closer to the mater-planned trail alignment.

### Recommended Motion: (Sketch Plan)

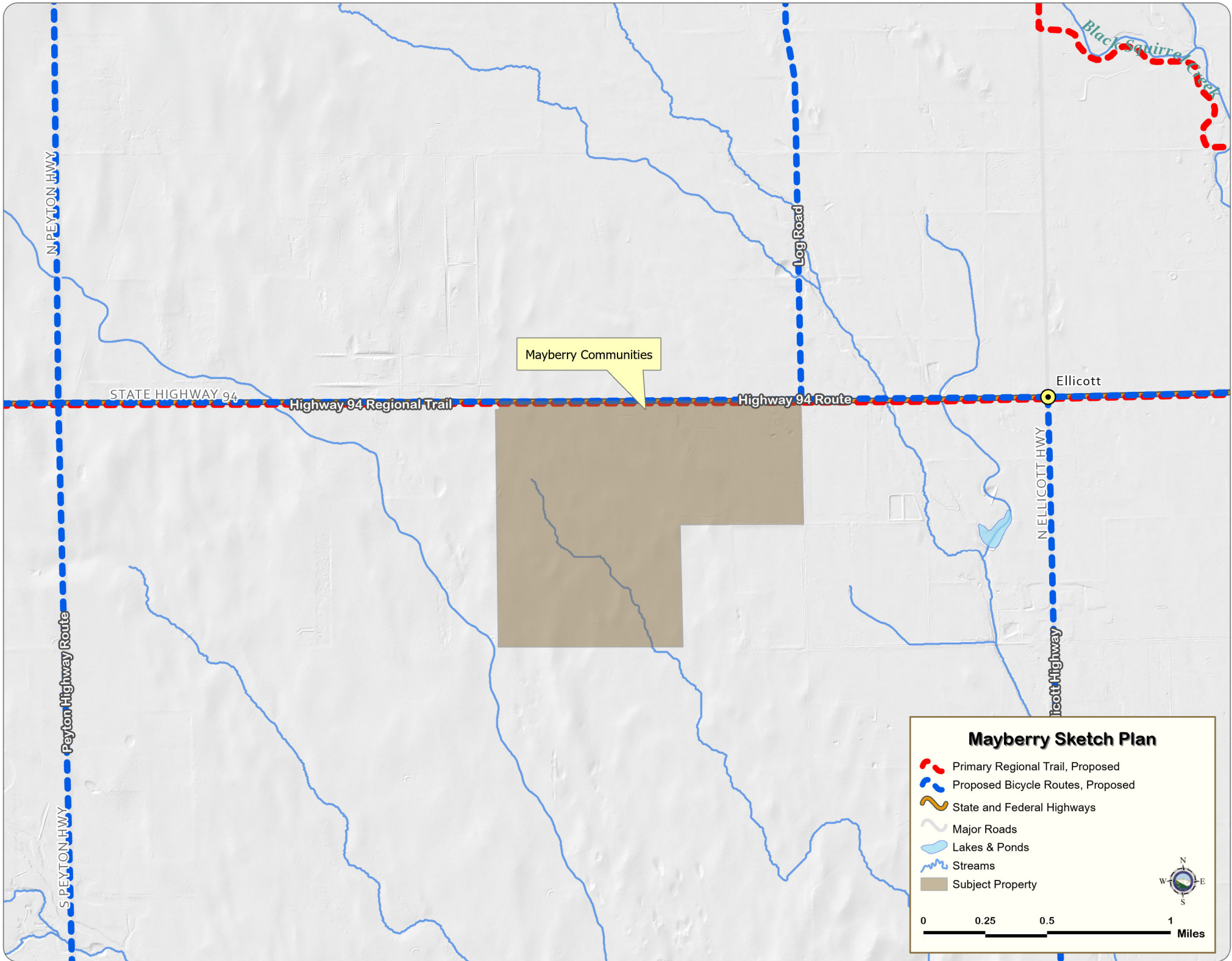
*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Mayberry Sketch Plan: (1) designate and provide to El Paso County a 25-foot regional trail easement along the south side of Highway 94 that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail; (2) show the regional trail easement on the forthcoming Preliminary Plan and Final Plat(s); (3) dedicate the regional trail easement to El Paso County prior to the recording of the Final Plat(s); (4) Adjust the Regional Trail shown on the sketch plan to follow Highway 94 in a straight line, offset only by the existing water tank property. (5) fees in lieu of land dedication for urban and regional park purposes will be required at time of the recording of the forthcoming Final Plat(s).*

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

Sincerely,

Greg Stachon  
Landscape Architect  
El Paso County Parks and Community Services  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)





Mayberry Communities

Ellicott

STATE HIGHWAY 94

Highway 94 Regional Trail

Highway 94 Route

N ELLICOTT HWY

Peyton Highway Route

S PEYTON HWY

Log Road

Ellicott Highway

Black Squirrel Creek

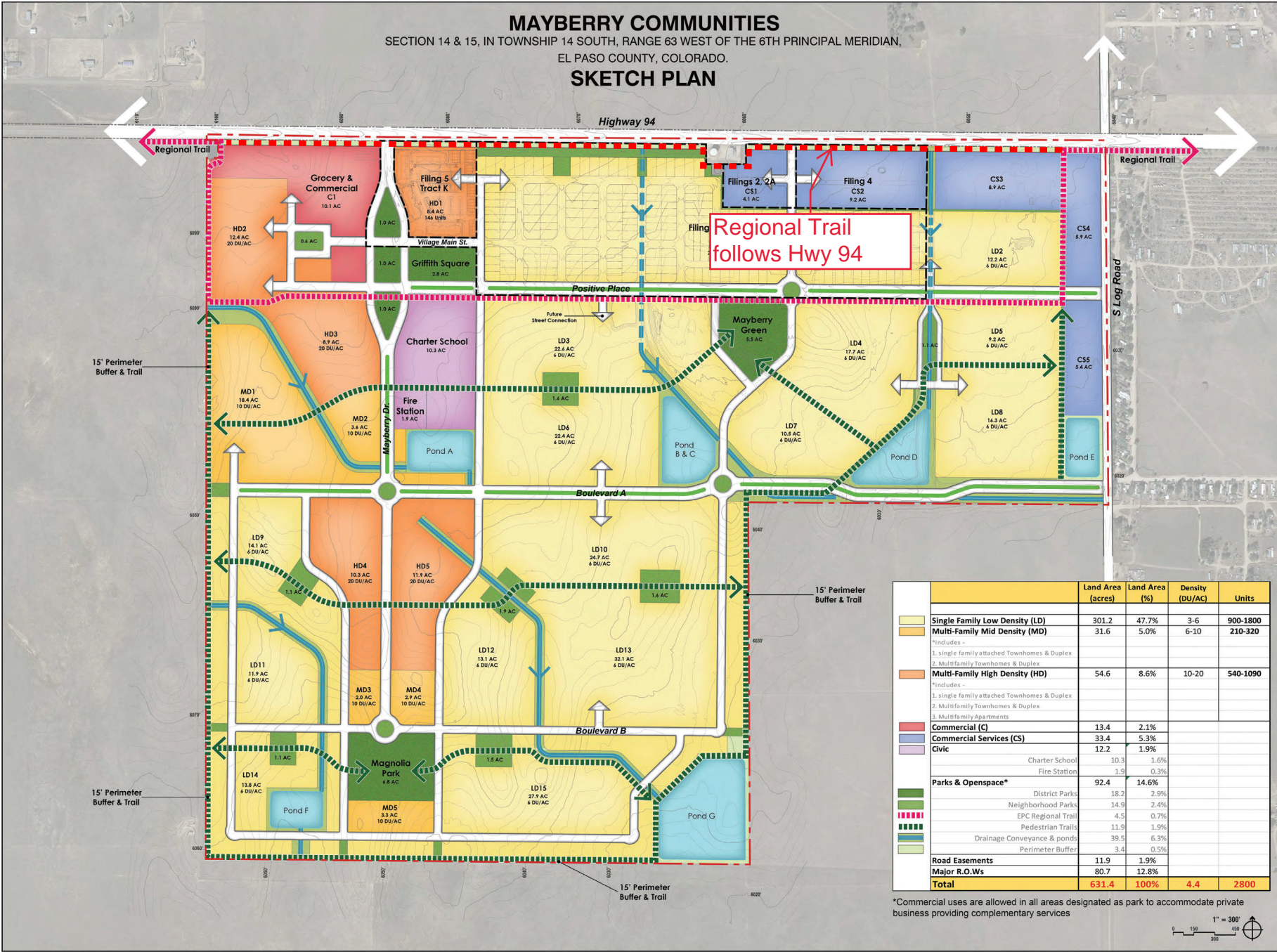
### Mayberry Sketch Plan

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State and Federal Highways
- Major Roads
- Lakes & Ponds
- Streams
- Subject Property

0 0.25 0.5 1 Miles



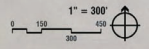
**MAYBERRY COMMUNITIES**  
SECTION 14 & 15, IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO.  
**SKETCH PLAN**



Regional Trail follows Hwy 94

	Land Area (acres)	Land Area (%)	Density (DU/AC)	Units
<b>Single Family Low Density (LD)</b>	301.2	47.7%	3-6	900-1800
<b>Multi-Family Mid Density (MD)</b>	31.6	5.0%	6-10	210-320
*Includes - 1. Single family attached Townhomes & Duplex 2. Multifamily Townhomes & Duplex				
<b>Multi-Family High Density (HD)</b>	54.6	8.6%	10-20	540-1090
*Includes - 1. Single family attached Townhomes & Duplex 2. Multifamily Townhomes & Duplex 3. Multifamily Apartments				
<b>Commercial (C)</b>	13.4	2.1%		
<b>Commercial Services (CS)</b>	33.4	5.3%		
<b>Civic</b>	12.2	1.9%		
Charter School	10.3	1.6%		
Fire Station	1.9	0.3%		
<b>Parks &amp; Openspace*</b>	92.4	14.6%		
District Parks	18.2	2.9%		
Neighborhood Parks	14.9	2.4%		
EPC Regional Trail	4.5	0.7%		
Pedestrian Trails	11.9	1.9%		
Drainage Conveyance & ponds	39.5	6.3%		
Perimeter Buffer	3.4	0.5%		
<b>Road Easements</b>	11.9	1.9%		
<b>Major R.O.Ws</b>	80.7	12.8%		
<b>Total</b>	<b>631.4</b>	<b>100%</b>	<b>4.4</b>	<b>2800</b>

\*Commercial uses are allowed in all areas designated as park to accommodate private business providing complementary services



PREPARED BY: PROJECT INFO: DATE: July 7, 2023  
 PROJECT NUMBER: 5 Solutions  
 PREPARED BY: Y. Katsura  
 BRASSER/SCHEIDT/WHITE  
 MAYBERRY COMMUNITIES  
 Mayberry  
 Mayberry Communities, LLC  
 2288 Denver Heights, # 228  
 Colorado Springs, CO 80922  
 SHEET NUMBER: SKETCH PLAN  
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