

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Mayberry Sketch Plan  
**Agenda Date:** December 18, 2023  
**Agenda Item Number:** #6 - A  
**Presenter:** Greg Stachon, Landscape Architect  
**Information:** **Endorsement:** X

#### Background Information:

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 total PUD area is 631.4 acres. So, 10% of 631.4 acres is 63.1 acres minimum open space required. The El Paso County Land Development code allows for parks, trails, and perimeter buffer to count as open space. Drainage ponds may be counted as open space, provided they do not make up more than 10% of the open space total. So, drainage ponds in this case could make up to 6.3 acres of the open space for the PUD.

The qualifying open space is shown in the below table.

Type of Open Space	Land Area (acres)
Community Park	18.2
Neighborhood Park	14.9
Pedestrian Trails	11.9
Drainage Ponds	6.3
Perimeter Buffer	3.4
<b>Total</b>	<b>54.7</b>

### *Proposed Open Space Types*

The applicant's sketch plan shows 92.4 acres of open space provided. This number however, includes drainage and conveyance ponds as the full 39.5 acres whereas only 6.3 acres of the drainage ponds would count toward the open space total. The applicant is encouraged to increase the opens space provided to meet the 63.1 acre minimum. The applicant is reminded that drainageways may qualify as open space and can be a valuable amenity if they include trail connections.

## 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:**

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). (6) Add open space to meet the 10% PUD open space minimum.

**Development  
Application  
Permit  
Review**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**

Park Operations - Recreation and Cultural Services Parks Planning -  
Environmental Services - CSU Extension Office

**December 13, 2023**

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

<b>Name:</b>	Mayberry Sketch Plan	<b>Application Type:</b>	Sketch Plan
<b>PCD Reference #:</b>	SKP236	<b>Total Acreage:</b>	631.40
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	2800
Mayberry Communities LLC	HDR, Inc.	<b>Dwelling Units Per 2.5 Acres:</b>	11.09
Scott Souders	Vik Kailasam	<b>Regional Park Area:</b>	4
3296 Devine Heights #208	2095 Rose Street, Suite 201	<b>Urban Park Area:</b>	5
Mayberry, CO 80808	Colorado Springs, CO 80919	<b>Existing Zoning Code:</b>	PUD
		<b>Proposed Zoning Code:</b>	PUD

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.

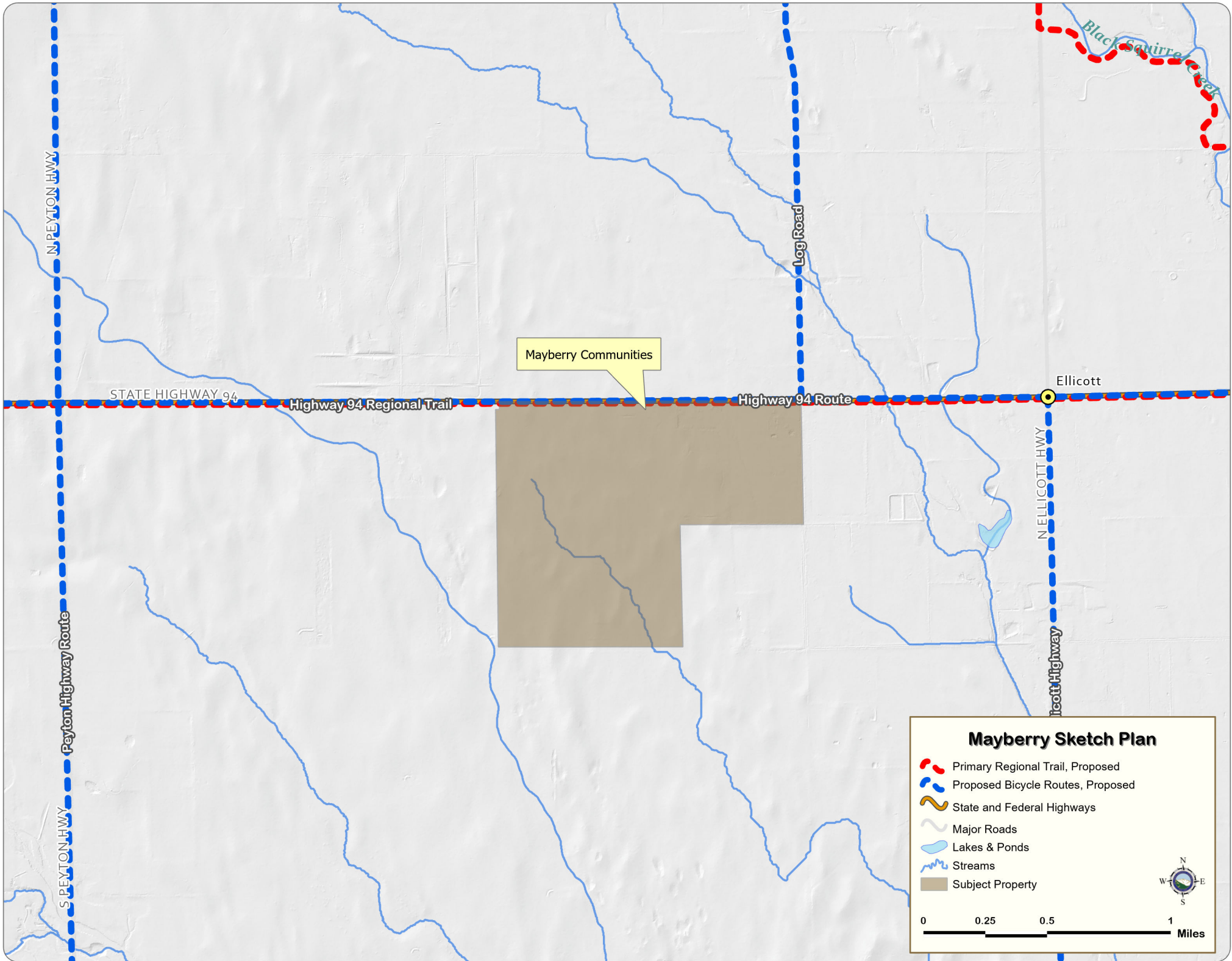
The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):	YES
<b>Regional Park Area: 4</b>	<b>Urban Park Area: 5</b>	
0.0194 Acres x 2800 Dwelling Units = 54.320	Neighborhood: 0.00375 Acres x 2800 Dwelling Units = 10.50	
<b>Total Regional Park Acres: 54.320</b>	Community: 0.00625 Acres x 2800 Dwelling Units = 17.50	
	<b>Total Urban Park Acres: 28.00</b>	
<b>FEE REQUIREMENTS</b>		
<b>Regional Park Area: 4</b>	<b>Urban Park Area: 5</b>	
\$505 / Dwelling Unit x 2800 Dwelling Units = \$1,414,000	Neighborhood: \$119 / Dwelling Unit x 2800 Dwelling Units = \$333,200	
<b>Total Regional Park Fees: \$1,414,000</b>	Community: \$184 / Dwelling Unit x 2800 Dwelling Units = \$515,200	
	<b>Total Urban Park Fees: \$848,400</b>	

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** 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). (6) Add open space to meet the 10% PUD open space minimum.

Park Advisory Board Recommendation: **PAB Endorsed 12-13-2023**



Mayberry Communities

### 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