



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 5, 2018

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

Subject: Hannah Ridge at Feathergrass Filing No. 5 Final Plat (SF-18-038)
Hannah Ridge at Feathergrass Filing No. 6 Final Plat (SF-18-039)
Hannah Ridge at Feathergrass Filing No. 7 Final Plat (SF-18-040)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development applications for Hannah Ridge at Feathergrass Filings No. 5, 6, and 7 Final Plats and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on November 14, 2018.

These applications are a request for approval by Classic Consulting Engineers & Surveyors, LLC, on behalf of Feathergrass Investments, LLC, for Hannah Ridge at Feathergrass Filings No. 5, 6, and 7 Final Plats. Filing No. 5 consists of 55 single-family residential lots on 12.92 acres, while Filing No. 6 consists of 33 lots on 7.94 acres, and Filing No. 7 consists of 81 lots on 15.40 acres, each with a minimum lot size of approximately 5,000 square feet. The property is zoned PUD, and is located near the intersection of Constitution Avenue and Akers Drive.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.50 mile east of the project sites. The City of Colorado Springs' Rock Island Trail is located immediately adjacent the western and northern boundaries of the project sites. Lastly, the Falcon/Garrett Road Candidate Open Space land is located 1.35 miles to the southeast of the project site.

Each filing contains only moderate open space dedication, comprised of tracts designated for parks, open space, drainage, landscaping, public utilities, or Rock Island Trail access, as outlined in the general notes for each filing and the applicant's Letter of Intent. However, the Hannah Ridge at Feathergrass Preliminary Plan/PUD Development Plan, which was approved by the Board of County Commissioners in 2013, open space dedication totaled 11.80 acres, meeting the PUD minimum 10%

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open space land dedication requirement. These open space tracts include a 3.07-acre open space tract for wetlands, a 5.38-acre tract for a park site, and a 1.33-acre drainage corridor. A trail is proposed within the drainage corridor and park site to create connectivity between the open space parcels. The Development Plan also indicated a number of smaller open space tracts within the subdivision to provide connections to the aforementioned Rock Island Trail.

As no park land or trail easement dedications are necessary for these filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Recommended Motion (Filing No. 5 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 5 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$23,650 and urban park fees in the amount of \$14,960.

Recommended Motion (Filing No. 6 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 6 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$14,190 and urban park fees in the amount of \$8,976.

Recommended Motion (Filing No. 7 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 7 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$34,830 and urban park fees in the amount of \$22,032.

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

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

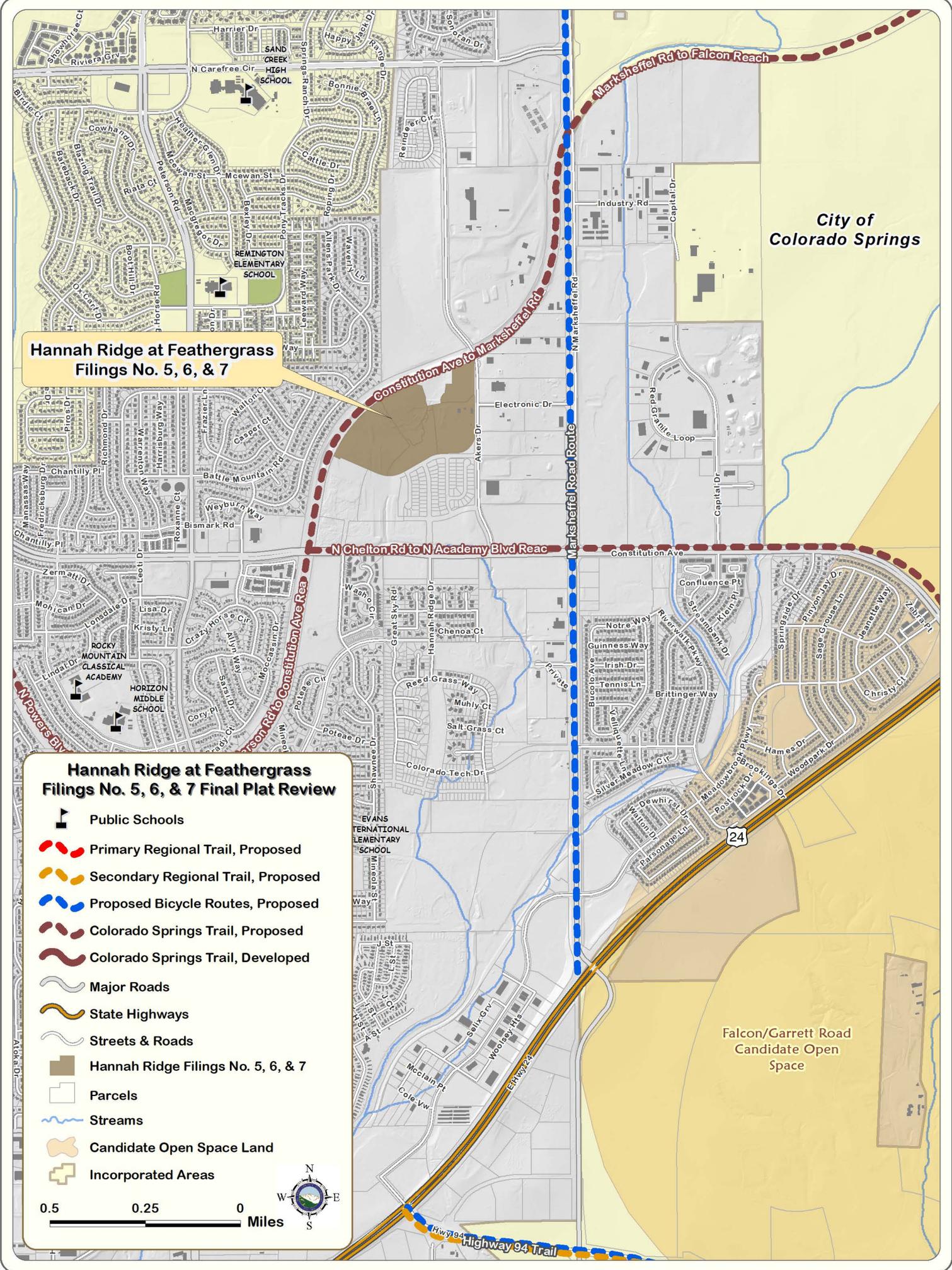
City of Colorado Springs

Hannah Ridge at Feathergrass Filings No. 5, 6, & 7

Hannah Ridge at Feathergrass Filings No. 5, 6, & 7 Final Plat Review

- Public Schools
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Colorado Springs Trail, Developed
- Major Roads
- State Highways
- Streets & Roads
- Hannah Ridge Filings No. 5, 6, & 7
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas

0.5 0.25 0 Miles



Falcon/Garrett Road Candidate Open Space

Highway 94 Trail

Development Application Permit Review



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

November 14, 2018

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:	Hannah Ridge at Feathergrass Filing No. 5 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-038	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	12.92
Feathergrass Investments, LLC	Classic Consulting Engineers & Surveyors, LLC	Total # of Dwelling Units	55
Kenny Driscoll		Gross Density:	4.25
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

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: (2.5 units or greater / 1 acre)

Regional Parks: 2
0.0194 Acres x 55 Dwelling Units = 1.067 acres

Urban Parks Area:	3	
Neighborhood:	0.00375 Acres x 55 Dwelling Units =	0.21 acres
Community:	0.00625 Acres x 55 Dwelling Units =	0.34 acres
Total:		= 0.55 acres

FEE REQUIREMENTS

Regional Parks: 2
\$430.00 / Unit x 55 Dwelling Units = \$23,650.00

Urban Parks Area:	3	
Neighborhood:	\$107.00 / Unit x 55 Dwelling Units =	\$5,885.00
Community:	\$165.00 / Unit x 55 Dwelling Units =	\$9,075.00
Total:		\$14,960.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 5 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$23,650 and urban park fees in the amount of \$14,960.

Park Advisory Board Recommendation:

Development Application Permit Review



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

November 14, 2018

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:	Hannah Ridge at Feathergrass Filing No. 6 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-039	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	7.94
Feathergrass Investments, LLC	Classic Consulting Engineers & Surveyors, LLC	Total # of Dwelling Units	33
Kenny Driscoll		Gross Density:	4.17
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

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: (2.5 units or greater / 1 acre)

Regional Parks: 2
0.0194 Acres x 33 Dwelling Units = 0.640 acres

Urban Parks Area:	3	
Neighborhood:		0.00375 Acres x 33 Dwelling Units = 0.12 acres
Community:		0.00625 Acres x 33 Dwelling Units = 0.21 acres
Total:		= 0.33 acres

FEE REQUIREMENTS

Regional Parks: 2
\$430.00 / Unit x 33 Dwelling Units = \$14,190.00

Urban Parks Area:	3	
Neighborhood:		\$107.00 / Unit x 33 Dwelling Units = \$3,531.00
Community:		\$165.00 / Unit x 33 Dwelling Units = \$5,445.00
Total:		\$8,976.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 6 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$14,190 and urban park fees in the amount of \$8,976.

Park Advisory Board Recommendation:

