

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Forest Lakes Filing No. 2B-A Final Plat

Agenda Date: June 13, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Classic Consulting Engineers & Surveyors, LLC., on behalf of Forest Lakes Residential Development, LLC, for approval of Forest Lakes Filing 2B-A Final Plat, which consists of 42 single-family residential lots and one tract on 11.56 acres. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake.

On January 13, 2016, the El Paso County Park Advisory Board endorsed the Forest Lakes Filing No. 2B Final Plat, which consisted of all 87 single-family residential lots, with approximately 12.65 acres of dedicated open space, some of which is located along the banks of Beaver Creek and Bristlecone Lake. After that endorsement, a FEMA Letter of Map Revision (LOMR) floodplain modification application was submitted for approval, and only 45 lots were included in Filing No. 2B Final Plat, with the remaining 42 lots, known as Tract B, to be platted at a later date as Filing No. 2B-A. While Filing No. 2B-A cannot be filed until the LOMR is approved by FEMA, the applicant is requesting conditional approval in order to move the process forward.

In September 2017, Forest Lakes Filing No. 2B Final Plat, containing 45 lots and Tract B, was endorsed with the following conditions:

“Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 2B Final Plat include the following conditions: (1) the developer shall provide a Letter of Disqualification from the U.S. Fish and Wildlife Service to construct and maintain the trail where it enters the designated Preble’s Meadow Jumping Mouse (PMJM) habitat along Tract E / Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing; (2) require fees in lieu of land dedication for urban park purposes in the amount of \$11,565.”

In January 2018, the El Paso County Board of County Commissioners approved the Forest Lakes Filing No. 2B Park Lands Agreement between Forest Lakes Residential Development, LLC., and El Paso County, waiving urban park fees in exchange for the construction and installation of park amenities, specifically Waterfront Park along the northern shore of Bristlecone Lake, which now includes paved sidewalks, playground, event pavilion, and park benches. Furthermore, staff acknowledges the waiver of all

Forest Lakes regional park fees in exchange for the construction of the Forest Lakes Secondary Regional Trail in its 3-mile entirety, along Forest Lakes Drive, through Waterfront Park, and into the proposed Phase II section of the development. After previous staff site visits, minor language modifications were made to Waterfront Park rules and regulation signage to promote public use of the facilities. Parks staff conducted a second inspection of the site and found it to be in compliance with the requirements of all past Park Lands Agreements.

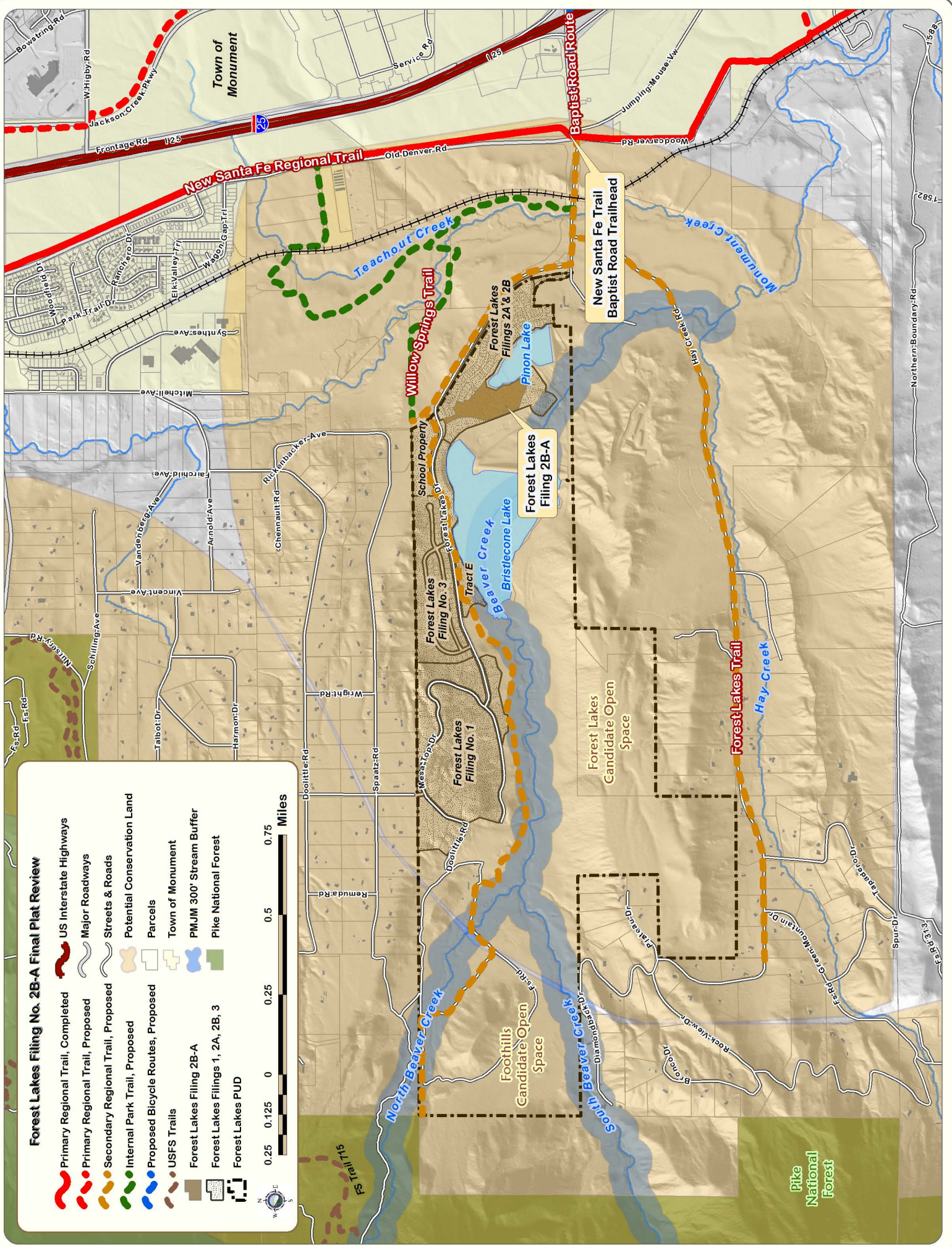
As no trail easements or park land dedication is required, staff is recommending urban park fees.

Recommended Motion - Forest Lakes Filing 2B-A Final Plat:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 2B-A Final Plat include the following condition: require fees in lieu of land dedication for urban park purposes in the amount of \$11,424, but recommend additionally that a waiver of urban park fees be addressed in a concurrent park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of this final plat and subject to provision of urban park amenities, specifically Waterfront Park.

Forest Lakes Filing No. 2B-A Final Plat Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- USFS Trails
- Forest Lakes Filing 2B-A
- Forest Lakes Filings 1, 2A, 2B, 3
- Forest Lakes PUD
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Potential Conservation Land
- Parcels
- Town of Monument
- PMJM 300' Stream Buffer
- Pike National Forest



Development Application Permit Review



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

June 13, 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:	Forest Lakes 2B-A Final Plat	Application Type:	Final Plat
DSD Reference #:	VR-18-009	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	11.56
Forest Lakes Residential Development, LLC / Jim Boulton	Classic Consulting Engineers & Surveyors, LLC	Total # of Dwelling Units	42
1111 Main Street, Suite 1600	619 North Cascade Avenue, #200	Gross Density:	3.63
Kansas City, MO 64105	Colorado Springs, CO 80903	Park Region:	1
		Urban Area:	1

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.
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LAND REQUIREMENTS

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

Regional Parks: 1		Urban Parks Area: 1
0.0194 Acres x 42 Dwelling Units = 0.815 acres		Neighborhood: 0.00375 Acres x 42 Dwelling Units = 0.16 acres
		Community: 0.00625 Acres x 42 Dwelling Units = 0.26 acres
		Total: 0.42 acres

FEE REQUIREMENTS

Regional Parks: 1		Urban Parks Area: 1
\$430.00 / Unit x 42 Dwelling Units = \$18,060.00		Neighborhood: \$107.00 / Unit x 42 Dwelling Units = \$4,494.00
		Community: \$165.00 / Unit x 42 Dwelling Units = \$6,930.00
		Total: \$11,424.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 2B-A Final Plat include the following condition: require fees in lieu of land dedication for urban park purposes in the amount of \$11,424, but recommend additionally that a waiver of urban park fees be addressed in a concurrent park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of this final plat and subject to provision of urban park amenities, specifically Waterfront Park.

Park Advisory Board Recommendation: **Endorsed 06/13/2018**