

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 3, 2021

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

**Subject: Meadowbrook Park PUD Development Plan and Preliminary Plan – Review #2 – Final Comments
(PUDSP-20-008)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Meadowbrook Park PUD Development Plan and Preliminary Plan, Review #2, and has no additional comments of behalf of El Paso County Parks. EPC Parks staff acknowledges the removal of the stormwater detention facility from Tracts A and F, and located within the newly created Tract J. Even with these recommended tract modifications, staff appreciates that the PUD Development Plan and Preliminary Plan continues to provide nearly 19% open space, with abundant neighborhood recreational facilities in the form of landscaped open space, connected concrete walkways, and two pocket parks. This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on January 13, 2021:

“This is a request for approval by Kimley-Horn Associates on behalf of Meadowbrook Crossing, LLC, Meadowbrook Development, LLC, and Colorado Springs Equities, LLC, for Meadowbrook Park PUD Development Plan and Preliminary Plan, consisting of 70 single-family residential lots and seven tracts on 8.01 acres. The property is currently zoned RR-5, I-2, and CS, but the applicant is requesting a concurrent rezone to PUD. The site is located at the intersection of East Highway 24 and Meadowbrook Parkway.

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 project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The surrounding neighborhood does not offer any recreation facilities beyond a 9-hole golf course located 0.60 mile west of the project area and two elementary school playgrounds, each located at least 0.75 mile from the project site. The nearest public neighborhood park is located 1.35 miles to the north. However, El Paso County Parks staff is encouraged to see the developer include urban park amenities in the form of two small pocket parks and interconnected sidewalks, pathways, and open spaces within the bounds of the 8-acre project site. While the applicant’s Letter of Intent does not mention these park areas specifically, they are shown in the Landscape Plans contained within the PUD Development and Preliminary Plans. As such, the applicant is encouraged to request a Park Lands Agreement to waive the urban park fees in exchange for the development of the aforementioned recreational opportunities.



The El Paso County Land Development Code requires at least 10% open space dedication for subdivisions that are classified under PUD zoning. The PUD Development Plan and Preliminary Plan contain 1.949 acres of open space, or 24.3% of the total project area, dedicated to open space, parks, trails, landscaping tracts, utilities and drainage.

The El Paso County Land Development Code (LDC) states the following:

- Section 4.2.6 of the LDC states that "Constructed storm water facilities may be included in the open space calculation if comprising less than 10% of the required open space, recreational areas, trails and greenways."*
- Section 4.2.6 of the LDC states that "Open space shall be concentrated in large usable areas. No less than 25% of the gross land area of the open space shall be contiguous and useable."*

A stormwater detention facility, comprising 0.37 acres, or 19% of the 1.949 acres of open space, occupies a large area in two of the open space tracts, Tracts A and F. The remaining 1.58 acres, or nearly 20% of the overall project area, is located in the remaining sections of Tracts A, C, and G, and is shown to be contiguous and usable. While the inclusion of the stormwater facility in the open space calculations is not allowed under the provisions of the Land Development Code, the removal of the stormwater detention facility acreage does not place the development below the required 10% open space requirement.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes. Staff additionally recommends that the applicant include descriptions of the two neighborhood pocket parks in the Letter of Intent, as well as more detailed drawings of the parks in the PUD Development and Preliminary Plans. Lastly, staff requests the removal of the stormwater detention facility from Tract A and the overall open space acreage calculations, with recalculated tract acreages to be reflected in the Letter of Intent and Preliminary Plans.

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Meadowbrook Park PUD Development Plan and Preliminary Plan: 1) per the El Paso County Land Development Code, remove the stormwater detention facility from Tract A and recalculate the open space acreage; 2) include descriptions and drawings of the two neighborhood pocket parks in the Letter of Intent and PUD Development Plan and Preliminary Plans, respectively; 3) fees in lieu of land dedication for regional park purposes in the amount of \$32,690 and urban park fees in the amount of \$20,650 will be required upon recording of the forthcoming final plat(s). 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 forthcoming final plat(s)."

Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
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Community Services Department
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Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

January 13, 2021

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.

Name:	Meadowbrook Park PUD / Preliminary Plans	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-20-008	Total Acreage:	8.01
		Total # of Dwelling Units:	70
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	21.85
Meadowbrook Crossing, LLC	Kimley-Horn & Associates	Regional Park Area:	2
90 South Cascade Avenue	2 North Nevada Avenue	Urban Park Area:	5
Suite 1500	Suite 300	Existing Zoning Code:	RR-5, I-2, CR
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	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

Regional Park Area: 2

0.0194 Acres x 70 Dwelling Units = 1.358
Total Regional Park Acres: 1.358

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 70 Dwelling Units = 0.26
 Community: 0.00625 Acres x 70 Dwelling Units = 0.44
Total Urban Park Acres: 0.70

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 70 Dwelling Units = \$32,690
Total Regional Park Fees: \$32,690

Urban Park Area: 5

Neighborhood: \$116 / Dwelling Unit x 70 Dwelling Units = \$8,120
 Community: \$179 / Dwelling Unit x 70 Dwelling Units = \$12,530
Total Urban Park Fees: \$20,650

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Meadowbrook Park Planned Unit Development Plan and Preliminary Plan: 1) per the El Paso County Land Development Code, remove the stormwater detention facility from Tract A and recalculate the open space acreage; 2) include descriptions and drawings of the two neighborhood pocket parks in the Letter of Intent and PUD Plan and Preliminary Plans, respectively; 3) fees in lieu of land dedication for regional park purposes in the amount of \$32,690 and urban park fees in the amount of \$20,650 will be required upon recording of the forthcoming final plat(s). 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 forthcoming final plat(s).

Park Advisory Board Recommendation:

PAB Endorsed 01/13/2021