

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 7, 2020

Kari Parsons
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Urban Collection at Palmer Village (SF-2028)

Hello Kari,

The Community Services Department has reviewed the Urban Collection at Palmer Village Final Plat and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on January 13, 2021 and its recommendation will be provided after the meeting.

Request for approval by N.E.S., Inc., on behalf of Feathergrass Investments LLC, for the Urban Collection at Palmer Village PUD Final Plat. This development totals 23.1 acres and consists of 100 single family attached units and a commercial tract for future development. The project was previously known as 'The Feathergrass Urban Duplexes', and the PUD Preliminary Plan was endorsed by the Park Advisory Board on January 8, 2020.

The proposed Final Plat includes 100 single family attached units on 10.84 acres and a 12.26 acre commercial tract totaling 23.1 acres. The inclusion of the commercial tract allows for future platting for commercial use and right-of-way assessment, as well as providing emergency access for the east side of the development project in the interim.

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 0.25 mile east of the project sites. The City of Colorado Springs' Rock Island Trail is located approximately 0.25 mile west of the site, at a location where the trail crosses Constitution Avenue, while another proposed City of Colorado Springs trail is located immediately north of the project site. The project is not located within any Candidate Open Space.



1.94 acres of private open space is provided throughout the 10.84 acre PUD development. This equates to 18% of the site area, which exceeds the PUD requirement of 10%. These open space tracts provide for public open areas between buildings, as well as corridors for connecting sidewalks.

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. Furthermore, staff recommends that the applicant consult with the City of Colorado Springs Parks and Recreation Department, since the City is actively working on proposed trail connections in this area.

Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving the Urban Collection at Palmer Village Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$46,700 and urban park fees in the amount of \$29,500.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

Jan 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.

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|------------------------------|------------------------------------|--------------------------------------|------------|
| Name: | Urban Collection at Palmer Village | Application Type: | Final Plat |
| PCD Reference #: | SF-2028 | Total Acreage: | 23.10 |
| | | Total # of Dwelling Units: | 100 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 10.82 |
| Feathergrass Investments LLC | N.E.S., Inc. | Regional Park Area: | 2 |
| Feathergrass Investments LLC | 619 North Cascade Avenue | Urban Park Area: | 3 |
| 4715 N Chestnut Street | Suite 200 | Existing Zoning Code: | PUD, CS |
| Colorado Springs, CO 80907 | Colorado Springs, CO 80903 | Proposed Zoning Code: | PUD, CS |

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 100 Dwelling Units = 1.940
Total Regional Park Acres: 1.940

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 100 Dwelling Units = 0.38
 Community: 0.00625 Acres x 100 Dwelling Units = 0.63
Total Urban Park Acres: 1.00

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 100 Dwelling Units = \$46,700
Total Regional Park Fees: \$46,700

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 100 Dwelling Units = \$11,600
 Community: \$179 / Dwelling Unit x 100 Dwelling Units = \$17,900
Total Urban Park Fees: \$29,500

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Urban Collection at Palmer Village Final Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$46,700 and urban park fees in the amount of \$29,500.

Park Advisory Board Recommendation:

Urban Collection at Palmer Village

100 Single Family lots on
10.83 Acres

Tract M
future comm. development
on 12.26 Acres

Urban Collection at Palmer Village Final Pat

-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  FeathergrassRichmondHomes
-  Parcels
-  Streams



0 250 500 1,000 Feet

