

**COMMUNITY SERVICES DEPARTMENT**

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

October 6, 2021

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

**Subject: The Cottages at Mesa Ridge PUD – (PUD-21-002)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Cottages at Mesa Ridge PUD development application and has the following *preliminary* comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on October 13, 2021:

This is a request for endorsement by HR Green Development, LLC, on behalf of Goodwin Knight for The Cottages at Mesa Ridge PUD, consisting of 122 manufactured residential dwelling units on one 10.22-acre lot. The site is located approximately one mile south of Fontaine Boulevard on Mesa Ridge Parkway.

The 2013 Parks Master Plan shows no project impacts to El Paso County proposed or existing parks, trails, or open space. Widefield Community Park and Fountain Creek Regional Park are located approximately 1.75 miles northwest and southwest of the site, respectively. Cross Creek Regional Park, owned and managed by Fountain Mutual Metropolitan District, is located 0.50 mile south of the project site. The proposed South Powers Boulevard and South Marksheffel Road Bicycle Routes are located immediately east and adjacent the site, while the proposed Fontaine Boulevard Bicycle Route is located approximately one mile north. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The Cottages at Mesa Ridge PUD is designed as a lower-income community consisting of premanufactured single-family and multi-family (duplexes) homes set on permanent foundations that allow for home ownership or rental opportunities. The site, at 10.22 acres in size, contains 5.33 acres of open space, or 52% of the total project acreage, designated for open space, trails, clubhouse, pocket park with playground, dog park and dog wash station, landscaped property buffers, or stormwater detention purposes. As shown in applicant's Landscape Plans, the trail system, when combined with a proposed fire access road, allows residents to access the dog park, open spaces, and pocket park with minimized use of the planned sidewalk system.



As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement would be considered due to the inclusion of the aforementioned recreational amenities.

**Recommended Motion: (PUD)**

*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 Cottages at Mesa PUD: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. 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.

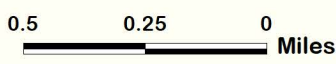
Sincerely,



Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

# The Cottages at Mesa Ridge PUD Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  The Cottages at Mesa Ridge
-  Major Roads
-  State Highways
-  US Highways
-  Streets & Roads
-  Parcels

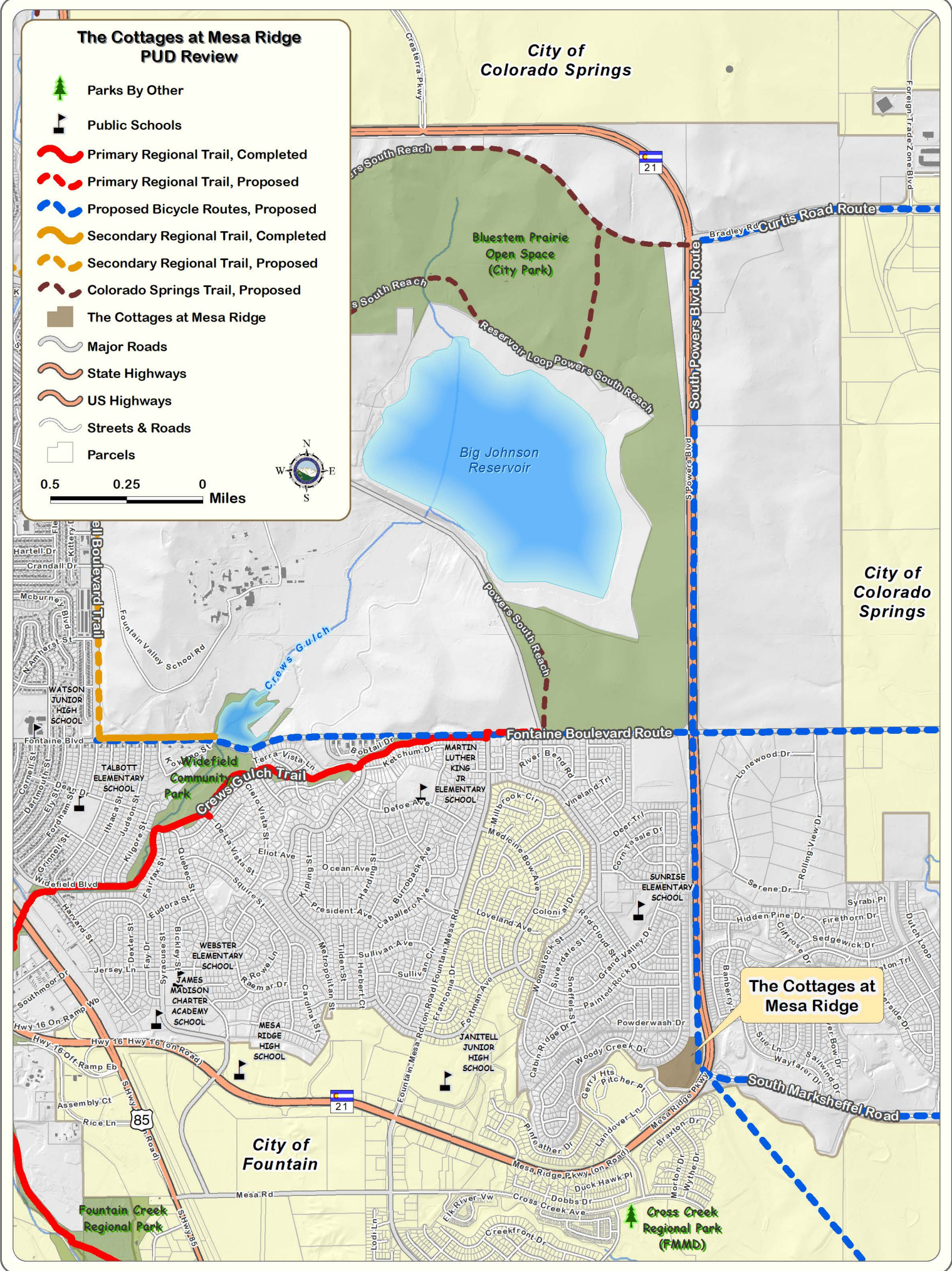


City of Colorado Springs

City of Colorado Springs

City of Fountain

The Cottages at Mesa Ridge



**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

**October 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.

<b>Name:</b>	The Cottages at Mesa Ridge PUD	<b>Application Type:</b>	PUD
<b>PCD Reference #:</b>	PUD-21-002	<b>Total Acreage:</b>	10.22
		<b>Total # of Dwelling Units:</b>	122
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	29.84
Goodwin Knight	HR Green Development, LLC	<b>Regional Park Area:</b>	4
Dave Morrison	Phil Stuepfert	<b>Urban Park Area:</b>	4
8605 Explorer Drive, Suite 250	7222 Commerce Center Drive, Suite 220	<b>Existing Zoning Code:</b>	RS-6000
Colorado Springs, CO 80920	Colorado Springs, CO 80919	<b>Proposed Zoning Code:</b>	PUD

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

<p>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.</p>	<p>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.</p>
<b>LAND REQUIREMENTS</b>	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): <b>YES</b>
<p><b>Regional Park Area: 4</b></p> <p>0.0194 Acres x 122 Dwelling Units = 2.367</p> <p><b>Total Regional Park Acres: 2.367</b></p>	<p><b>Urban Park Area: 4</b></p> <p>Neighborhood: 0.00375 Acres x 122 Dwelling Units = 0.46</p> <p>Community: 0.00625 Acres x 122 Dwelling Units = 0.76</p> <p><b>Total Urban Park Acres: 1.22</b></p>
<b>FEE REQUIREMENTS</b>	
<p><b>Regional Park Area: 4</b></p> <p>\$460 / Dwelling Unit x 122 Dwelling Units = \$56,120</p> <p><b>Total Regional Park Fees: \$56,120</b></p>	<p><b>Urban Park Area: 4</b></p> <p>Neighborhood: \$114 / Dwelling Unit x 122 Dwelling Units = \$13,908</p> <p>Community: \$176 / Dwelling Unit x 122 Dwelling Units = \$21,472</p> <p><b>Total Urban Park Fees: \$35,380</b></p>

**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 Cottages at Mesa PUD: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. 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: