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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

April 19, 2024

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

**Subject: Windermere Filing No. 2 Preliminary Plan Amendment (SP-22-003)**

Hello Kylie,

The Park Planning Division of the Parks and Community Services Department has reviewed the Windermere Filing No. 2 Preliminary Plan Amendment development application and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the El Paso County Park Advisory Board for their endorsement on May 8, 2024:

This is a request by Kimley-Horn and Associates, Inc., on behalf of Windsor Ridge Homes, for endorsement of the Windermere Filing No. 2 Preliminary Plan Amendment. This project consists of up to 150 single-family attached residential units on approximately 9.26 acres. A rezoning application has been submitted concurrently for the 9.26-acre tract from the RS-5000 single-family zoning classification to RM-30 to allow for multi-family residential development. The property is located northwest of the intersection of Marksheffel Road and North Carefree Circle in an unincorporated enclave surrounded by the City of Colorado Springs.

Windermere Filing No. 1 Final Plat was approved by the Board of County Commissioners in April 2022, which consisted of 163 single-family residential lots and associated tracts, including 9.26-acre Tract B, which is the subject of this Preliminary Plan Amendment. Nearby Tract C was developed into a 1-acre centrally located neighborhood park, which was included in an Urban Park Lands Agreement, approved by the Board of County Commissioners in March 2022. This neighborhood park is located nearly adjacent to Tract B.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. As noted above, Windermere is located in an unincorporated enclave within the City of Colorado Springs. All nearby recreational facilities, including parks, trails, and open spaces, are owned and maintained by the City of Colorado Springs Parks and Recreation. Numerous City parks are located within a one-mile radius of Windermere, and the easternmost terminus of the Rock Island Trail is located approximately 0.75-mile south of the development.

The current Preliminary Plan does not include site or landscape plans for the amended Tract C multi-family development. It is anticipated that these more detailed plans will be submitted as a future supplement to the Preliminary Plan Amendment application or under a separate Site Plan application. As Windermere Filing No. 1 has already been approved and recorded, and all Filing No. 1 urban park fees waived under the aforementioned Urban Park Lands Agreement, regional and urban park fees will be assessed for Filing No. 2 only for the additional 150 multi-family residential units.

**Recommended Motion (Filing No. 2 Preliminary Plan Amendment):**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Windermere Filing No. 2 Preliminary Plan Amendment: require fees in lieu of land dedication for regional park purposes in the amount of \$75,750 and urban park purposes in the amount of \$45,450 to be paid at time of the recording of the forthcoming Final Plat. 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 this Final Plat.*

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

Sincerely,



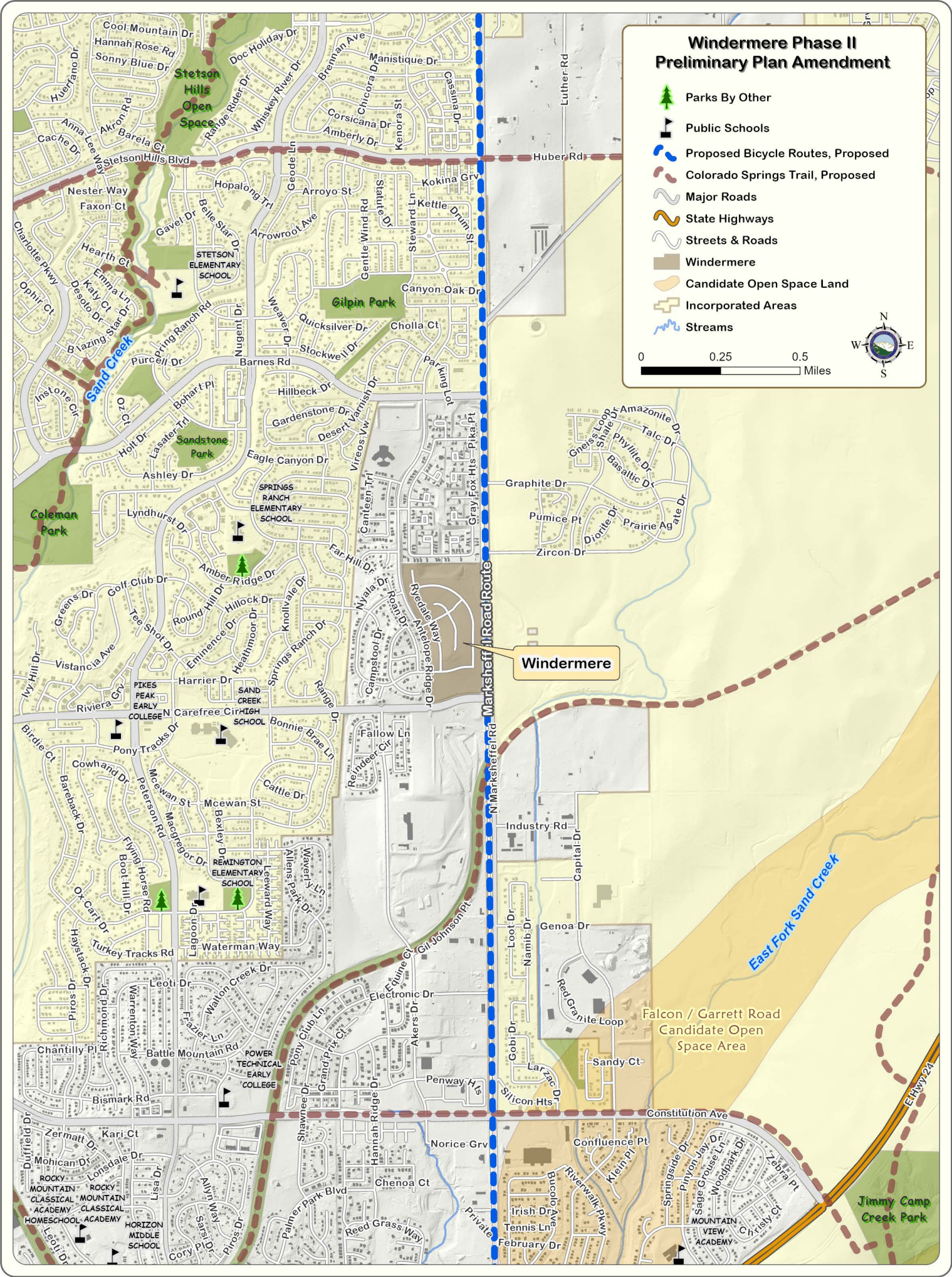
Ross A. Williams  
Park Planner  
Park Planning Division  
Parks and Community Services Department  
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# Windermere Phase II Preliminary Plan Amendment

-  Parks By Other
-  Public Schools
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Windermere
-  Candidate Open Space Land
-  Incorporated Areas
-  Streams



Windermere

Falcon / Garrett Road Candidate Open Space Area

Jimmy Camp Creek Park



**Development  
Application  
Permit  
Review**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**

Park Operations - Recreation and Cultural Services

Park Planning - Environmental Services - CSU Extension Office

May 8, 2024

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>	Windermere Filing No. 2 Preliminary Plan Amendmen	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP-22-003	<b>Total Acreage:</b>	9.26
		<b>Total # of Dwelling Units:</b>	150
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	40.50
Windsor Ridge Homes	Kimley-Horn and Associates, Inc.	<b>Regional Park Area:</b>	2
James Todd Stephens	Jim Houk	<b>Urban Park Area:</b>	3
4164 Austin Bluffs Parkway, #36	2 North Nevada Avenue, Suite 300	<b>Existing Zoning Code:</b>	RS-5000
Colorado Springs, CO 80918	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RM-30

**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	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		YES
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>		
0.0194 Acres x 150 Dwelling Units = 2.910	Neighborhood: 0.00375 Acres x 150 Dwelling Units =	0.56	
<b>Total Regional Park Acres: 2.910</b>	Community: 0.00625 Acres x 150 Dwelling Units =	0.94	
	<b>Total Urban Park Acres:</b>	<b>1.50</b>	
FEE REQUIREMENTS			
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>		
\$505 / Dwelling Unit x 150 Dwelling Units = \$75,750	Neighborhood: \$119 / Dwelling Unit x 150 Dwelling Units =	\$17,850	
<b>Total Regional Park Fees: \$75,750</b>	Community: \$184 / Dwelling Unit x 150 Dwelling Units =	\$27,600	
	<b>Total Urban Park Fees:</b>	<b>\$45,450</b>	

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Windermere Filing No. 2 Preliminary Plan Amendment: require fees in lieu of land dedication for regional park purposes in the amount of \$75,750 and urban park purposes in the amount of \$45,450 to be paid at time of the recording of the forthcoming Final Plat. 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 this Final Plat.

Park Advisory Board Recommendation: