



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 1, 2017

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

Subject: Meadowbrook Crossing Preliminary Plan and Filing No. 1 Final Plat (SP-17-002, SF-17-002)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Meadowbrook Crossing Preliminary Plan and Filing No. 1 Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on August 9, 2017.

Meadowbrook Crossing Preliminary Plan consists of 114 single-family residential lots, and Filing No. 1 Final Plat, consists of 79 single-family residential lots, both on 32.27 acres. The property is zoned RS-5000, and is located at the intersection of East Highway 24 and Meadowbrook Parkway.

On June 14, 2017, the Park Advisory Board endorsed the Meadowbrook Crossing Preliminary Plan and Final Plat, which consisted of all 114 single-family residential lots, with approximately 11.4 acres of dedicated open space, some of which is located along the banks of Sand Creek East Fork. Since that endorsement, a FEMA Letter of Map Revision (LOMR) floodplain modification application has been submitted for approval, and until such time, only 79 lots will be included in Filing No. 1 Final Plat, with the remaining 35 lots to be platted at a later date as Filing No. 2. The reduction of total lots in Filing No. 1 Final Plat has reduced the overall housing unit density to 2.45 units per acre, thus negating urban park fees for this particular plat. However, the Preliminary Plan includes all 114 lots, and is still subject to urban park fees.

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under a PUD zoning classification. However, the proposed plat contains 498,305 square feet or 11.44 acres of open space, which is 35.5% of the total project area. The plan does show a future dog park in Tract F whose development is contingent on available future funding and construction of a bridge across the East Fork of Sand Creek. Tracts I through L have been designated as open space/future residential, development of which is pending FEMA LOMR application approval.

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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 offers a 9-hole golf course located .25 mile west of the project area and two elementary school playgrounds, each located .75 mile from the project site. El Paso County Parks staff encouraged the developer to explore urban park options in the form of a pocket park or other recreational opportunities and provided information on the Urban Park Grant Program. The project is served by the Meadowbrook Metropolitan District, which could apply for an Urban Park Grant to supplement the funding and construction of the dog park and other park amenities.

As no trail easement dedications are required, Staff recommends fees in lieu of land dedication.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298.

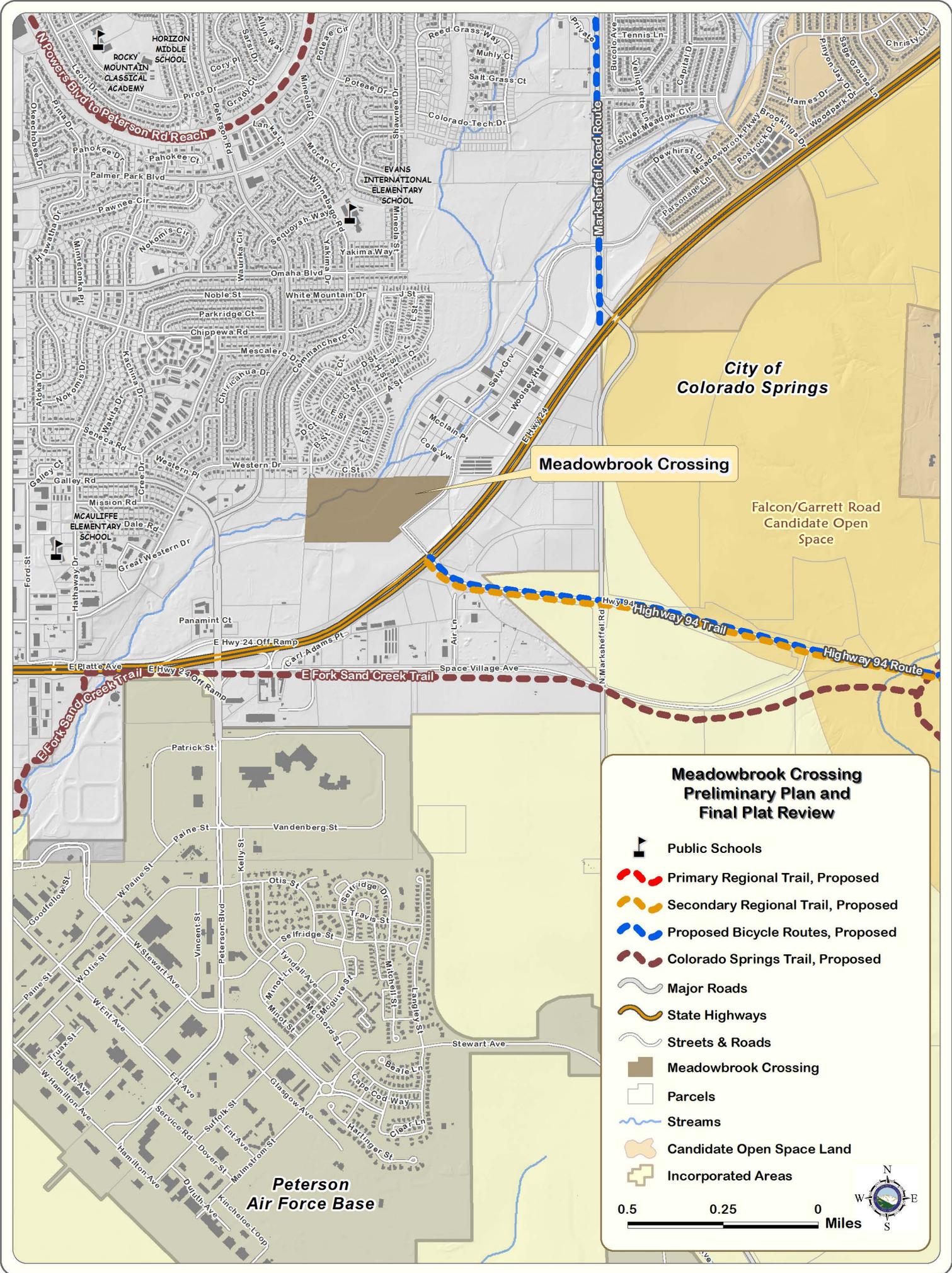
Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$32,153.

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

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com



City of Colorado Springs

Meadowbrook Crossing

Falcon/Garrett Road Candidate Open Space

Meadowbrook Crossing Preliminary Plan and Final Plat Review

- Public Schools
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Meadowbrook Crossing
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas



Peterson Air Force Base

Development Application Permit Review



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

August 9, 2017

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:	Meadowbrook Crossing	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	32.27
Meadowbrook Crossing, LLC	Thomas & Thomas	Total # of Dwelling Units	114
90 South Cascade Avenue, Suite 1500	Jim Houk	Gross Density:	3.53
Colorado Springs, CO 80903	702 North Tejon Street	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	5

Existing Zoning Code: **RS-5000** Proposed Zoning: **RS-5000**

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.

LAND REQUIREMENTS

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

Regional Parks: 2
0.0194 Acres x 114 Dwelling Units = 2.212 acres

Urban Parks Area:	5
Neighborhood:	0.00375 Acres x 114 Dwelling Units = 0.43 acres
Community:	0.00625 Acres x 114 Dwelling Units = 0.71 acres
Total:	1.14 acres

FEE REQUIREMENTS

Regional Parks: 2
\$407.00 / Unit x 114 Dwelling Units = \$46,398.00

Urban Parks Area:	5
Neighborhood:	\$101.00 / Unit x 114 Dwelling Units = \$11,514.00
Community:	\$156.00 / Unit x 114 Dwelling Units = \$17,784.00
Total:	\$29,298.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298.

Park Advisory Board Recommendation:

Development Application Permit Review



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

August 9, 2017

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:	Meadowbrook Crossing	Application Type:	Final Plat
DSD Reference #:	SF-17-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	32.27
Meadowbrook Crossing, LLC	Thomas & Thomas	Total # of Dwelling Units	79
90 South Cascade Avenue, Suite 1500	Jim Houk	Gross Density:	2.45
Colorado Springs, CO 80903	702 North Tejon Street	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	5

Existing Zoning Code: **RS-5000** Proposed Zoning: **RS-5000**

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.

LAND REQUIREMENTS

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

Regional Parks: 2
0.0194 Acres x 79 Dwelling Units = 1.533 acres

Urban Parks Area:	5
Neighborhood:	0.00375 Acres x 0 Dwelling Units = 0.00 acres
Community:	0.00625 Acres x 0 Dwelling Units = 0.00 acres
Total:	0.00 acres

FEE REQUIREMENTS

Regional Parks: 2
\$407.00 / Unit x 79 Dwelling Units = \$32,153.00

Urban Parks Area:	5
Neighborhood:	\$101.00 / Unit x 0 Dwelling Units = \$0.00
Community:	\$156.00 / Unit x 0 Dwelling Units = \$0.00
Total:	\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$32,153.

Park Advisory Board Recommendation: