

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Rolling Ridge Estates Filing No. 1 Final Plat

Agenda Date: December 11, 2019

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Land Resources Associates on behalf of TC&C, LLC., for Rolling Ridge Estates Filing No. 1 Final Plat, consisting of 16 residential lots totaling 57.01 acres, with a minimum lot size of 2.50 acres, and includes a 5.32-acre PUD-zoned tract for future commercial purposes. The residential portion of the property is zoned RR-2.5 and is located immediately southwest of the intersection of State Highway 83 and Hodgen Road and is located within the Tri-Lakes Comprehensive Plan area.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. An existing section of the Fox Run Primary Regional Trail is located on the north side of Hodgen Road, while the proposed Hodgen Road and Highway 83 Bicycle Routes are both located immediately adjacent the property, on the north and east boundaries, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary in those locations; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-ways in the future.

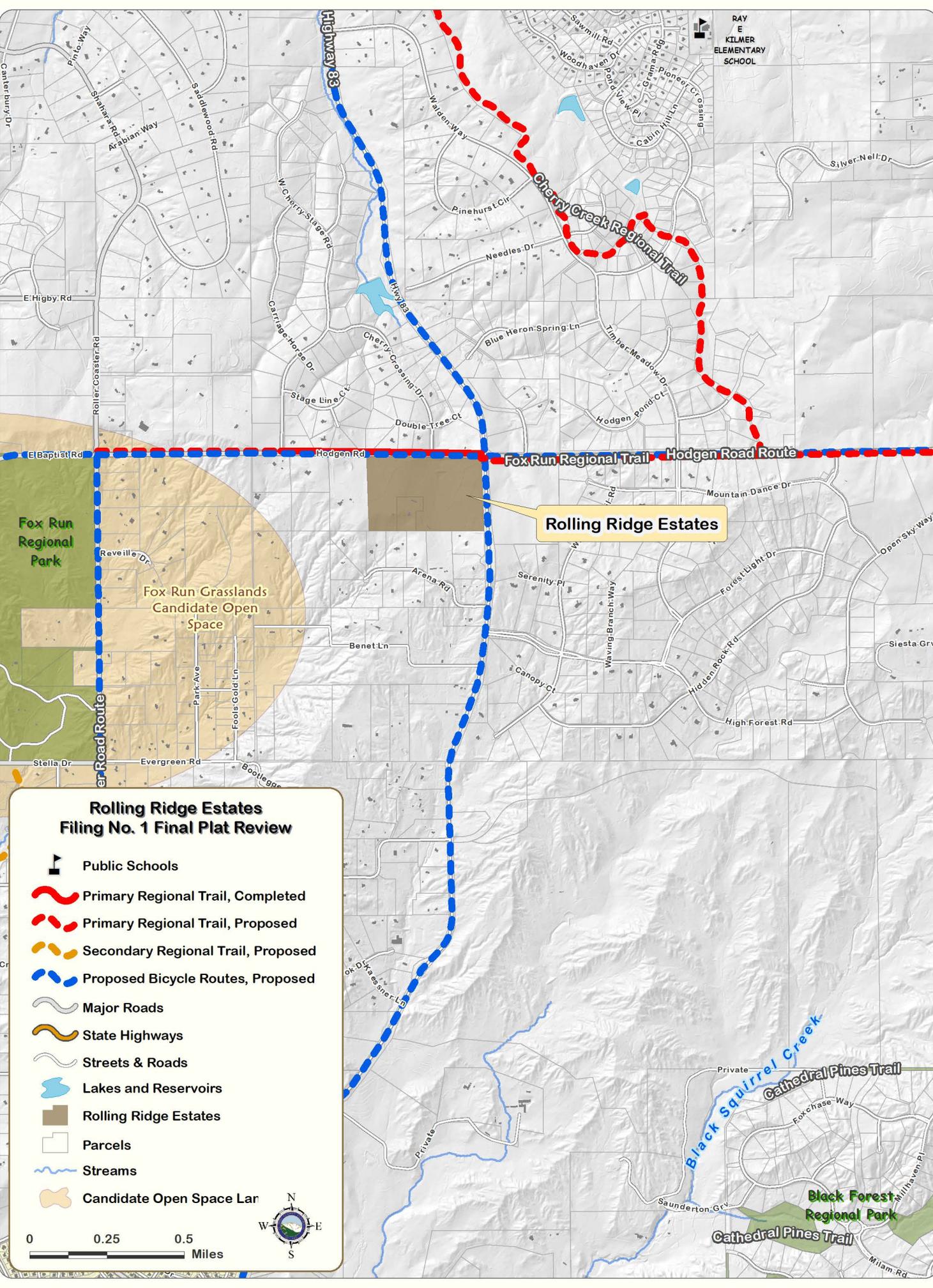
Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not classified as PUD zoning. This applies to the residential portion of the Rolling Ridge Estates Preliminary Plan and this Final Plat.

As no additional trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes for the 16 residential lots. The remaining commercial tract will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$7,296.

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Rolling Ridge Estates Filing No. 1 Final Plat Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Lakes and Reservoirs
- Rolling Ridge Estates
- Parcels
- Streams
- Candidate Open Space Lar

0 0.25 0.5
Miles

**Development
Application
Permit
Review**



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

December 11, 2019

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:	Rolling Ridge Estates Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-022	Total Acreage:	57.01
		Total # of Dwelling Units:	16
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.70
TC&C, LLC	Land Resource Associates	Regional Park Area:	2
Carl Turse	David Jones	Urban Park Area:	1
17572 Colonial Park Drive	9736 Mountain Road	Existing Zoning Code:	RR-2.5
Monument, CO 80132	Chipita Park, CO 80809	Proposed Zoning Code:	RR-2.5

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 16 Dwelling Units = 0.310
Total Regional Park Acres: 0.310

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 16 Dwelling Units = 0.00
 Community: 0.00625 Acres x 16 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 16 Dwelling Units = \$7,296
Total Regional Park Fees: \$7,296

Urban Park Area: 1

Neighborhood: \$113 / Dwelling Unit x 16 Dwelling Units = \$0
 Community: \$175 / Dwelling Unit x 16 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$7,296.

Park Advisory Board Recommendation:

PAB Endorsed 12/11/2019