

**COMMUNITY SERVICES DEPARTMENT**

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

January 4, 2022

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

**Subject: Grandview Reserve Filing No. 1 PUD Preliminary Plan, Review #2 – (PUDSP-21-010)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Grandview Reserve Filing No. 1 PUD Preliminary Plan, Review #2, development application and has no additional comments of behalf of El Paso County Parks. **Staff acknowledges and appreciates the inclusion of the detailed Amenity Center plans and Eastonville Primary Regional Trail easement as part of the Landscape Plans. Staff recommends that the trail easement be included and labeled in the PUD Development and Preliminary Plans, as is the case with other utility easements and right-of-ways along Eastonville Road. Please note the inclusion of an updated parks, trails, and open space map in this packet, which includes updated trails that have been revised as part of the ongoing 2022 El Paso County Parks Master Plan process.**

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on October 13, 2021:

*“This is a request for endorsement by HR Green Development, LLC, on behalf of 4 Site Investments, LLC, for approval of the Grandview Reserve Filing No. 1 PUD Preliminary Plan. The 189.48-acre property consists of 568 single-family residential lots, and is currently zoned RR-2.5, although this application requests a zoning reclassification to PUD. The site is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive. The property is located within the bounds of the Falcon/Peyton Small Area Plan.*

*The 2013 El Paso County Parks Master Plan shows the project impacting a proposed primary regional trail connection, as well as being located immediately east of Falcon Regional Park. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road to accommodate trail users from the existing Meridian Ranch development located on the northwestern side of the road, as well as proposed residential and commercial developments along the southeastern side of Eastonville Road. The Eastonville Regional Trail provides critical connectivity to the aforementioned Meridian Ranch development, as well as Falcon Regional Park and Falcon High School, both of which are located immediately west of the project site on Eastonville Road.*

*The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing the entire project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The*



*project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 33.2 acres of open space areas that include both jurisdictional and non-jurisdictional wetland areas, as shown in the PUD Preliminary Plan and Landscape Plans.*

*The Grandview Reserve PUD Preliminary Plan currently shows approximately 57 acres of open space, dedicated primarily to the protection of existing drainage ways, stormwater detention facilities, and utilities, but also includes the locations for a proposed neighborhood pocket park, an interconnected internal trail network, a 5.4-acre Amenity Center, and various landscape buffers. Combined, these open spaces constitute approximately 27% of the total project area of 189.48 acres. The applicant's Letter of Intent includes extensive descriptions of the development's trail and park system, including connections to the El Paso County regional park and trail system, and additionally states the following:*

*"A system of parks, open space, trails, and an Amenity Center is planned throughout the Filing 1 neighborhood that ultimately will connect to the overall open space and network for the entire Grandview Reserve community. Two open space corridors (Drainage A and B) and the gas line easement serve as the open space backbone that will include some trail corridors that connect to pocket parks. Once all completed, this will allow residents to circulate internally and provide a potential connection to Falcon Regional Park and eventually to the existing Rock Island Trail along the eastern boundary of the project. Over 27% of the site (Filing 1) is proposed in open space. The 5.4-acre Amenity Center is centrally located to serve this Filing and future filings to the east."*

*EPC staff is encouraged by the applicant's willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the developers, through the forthcoming Filing No. 1 Final Plat, designate and provide to El Paso County a 25-foot trail easement along Eastonville Road for the purposes of construction, maintenance, and public access of the Eastonville Primary Regional Trail.*

*Staff recommends additionally that the applicant work closely with the El Paso County Public Works Department to determine the status of the forthcoming Eastonville Road expansion, which will have a direct impact on the final location of the aforementioned trail easement and overall design of the Eastonville Regional Trail. Should the expansion of Eastonville Road, through the requirements of the El Paso County Engineering Criteria Manual, dictate detached concrete sidewalks, El Paso County Parks recommends the construction of a hybrid concrete/gravel trail to accommodate a variety of trail users, including equestrians, mountain bikers, and trail runners accessing Falcon Regional Park and large-acreage agricultural properties both north and south of Grandview Reserve.*

*Moreover, staff recommends that the applicant submit detailed site plans for the proposed Amenity Center, as the currently proposed neighborhood pocket park does not include multi-generational recreational amenities such as a playground, multi-use turf field, or seating and picnic areas. The submitted Landscape Plans only show landscaping and a connecting pathway within the proposed pocket park.*

*Lastly, staff recommends regional and urban park fees in lieu of land dedication on the forthcoming Final Plat. Due to the extensive nature of proposed urban recreational amenities within Filing No. 1, a park lands agreement may be an acceptable alternative to urban park fees provided the agreement, including all site plans, is approved by the County and executed prior to recording the forthcoming Final Plat.*

**Recommended Motion (Filing No. 1 PUD Preliminary Plan):**

*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 Grandview Reserve Filing No. 1 PUD Preliminary Plan: (1) provide detailed site plans for the proposed Amenity Center; (2) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville Primary Regional Trail along the southeastern side of Eastonville Road; (3) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary*

*Regional Trail; (4) the trail easement shall be shown on all forthcoming Preliminary Plans and Final Plat, and the aforementioned easement shall be dedicated to El Paso County on the forthcoming Final Plat; (5) fees in lieu of land dedication for regional park purposes in the amount of \$261,280 and urban park purposes in the amount of \$164,720 will be required 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 the forthcoming Final Plat(s)."*

Please feel free to contact me should you have any questions or concerns.

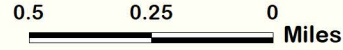
Sincerely,



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

# Grandview Reserve Filing No. 1 PUD Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Grandview Reserve Filing No. 1
-  Grandview Reserve
-  Parcels
-  Streams



**Grandview Reserve  
Filing No. 1**

**Grandview Reserve**

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Judge Orr Road  
Candidate Open  
Space

Oregon Wagon Trl  
Conestoga Trl N  
Lonesome Pine Trl  
Buffalo River Trl  
Silver Concho Trl  
Irish Hunter Trl  
Lafayette Trl  
Meridian Ranch Trail  
Falcon Regional Park  
Eastonville Rd  
Eastonville Regional Trail  
W Spencer Rd  
FALCON HIGH SCHOOL  
Arroya Lane Regional Trail  
Rock Island Regional Trail  
Elbert Road Route  
Curtis Rd  
Stapleton Dr  
Eastonville Primary Regional Trail  
Thatcher Ct  
Vistas Park Dr  
Emerald Vista Dr  
Morning Vista Dr  
Gilbert Dr  
Bandanero Dr  
Zan Ln  
Lazor Pt  
Curtis Rd

**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>	Grandview Reserve Filing No. 1 PUD Preliminary Plan	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-21-010	<b>Total Acreage:</b>	189.48
		<b>Total # of Dwelling Units:</b>	568
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	7.49
4 Site Investments	HR Green Development, LLC	<b>Regional Park Area:</b>	2
Paul Howard	Phil Stuepfert	<b>Urban Park Area:</b>	5
1271 Kelly Johnson, Suite 100	5619 DTC Parkway, Suite 1150	<b>Existing Zoning Code:</b>	RR-2.5
Colorado Springs, CO 80920	Greenwood Village, CO 80111	<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: 2</b></p> <p>0.0194 Acres x 568 Dwelling Units = 11.019</p> <p><b>Total Regional Park Acres: 11.019</b></p>	<p><b>Urban Park Area: 5</b></p> <p>Neighborhood: 0.00375 Acres x 568 Dwelling Units = 2.13</p> <p>Community: 0.00625 Acres x 568 Dwelling Units = 3.55</p> <p><b>Total Urban Park Acres: 5.68</b></p>
<b>FEE REQUIREMENTS</b>	
<p><b>Regional Park Area: 2</b></p> <p>\$460 / Dwelling Unit x 568 Dwelling Units = \$261,280</p> <p><b>Total Regional Park Fees: \$261,280</b></p>	<p><b>Urban Park Area: 5</b></p> <p>Neighborhood: \$114 / Dwelling Unit x 568 Dwelling Units = \$64,752</p> <p>Community: \$176 / Dwelling Unit x 568 Dwelling Units = \$99,968</p> <p><b>Total Urban Park Fees: \$164,720</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 Grandview Reserve Filing No. 1 PUD Preliminary Plan: (1) provide detailed site plans for the proposed Amenity Center; (2) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville Primary Regional Trail along the southeastern side of Eastonville Road; (3) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary Regional Trail; (4) the trail easement shall be shown on all forthcoming Preliminary Plans and Final Plat, and the aforementioned easement shall be dedicated to El Paso County on the forthcoming Final Plat; (5) fees in lieu of land dedication for regional park purposes in the amount of \$261,280 and urban park purposes in the amount of \$164,720 will be required 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 the forthcoming final plat(s).

Park Advisory Board Recommendation: PAB Endorsed 10/13/2021