



EL PASO COUNTY

COLORADO

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

November 7, 2017

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

Subject: Waterbury Filing No. 2 Final Plat – Review 2 (SF-17-019)

Hello Raimere,

The Planning Division of the Community Services Department has reviewed the Waterbury Filing No. 2 Final Plat, Review #2, and has no additional comments. Please refer to the original review and Park Advisory Board recommendations below, which were endorsed September 13, 2017:

“The Planning Division of the Community Services Department has reviewed the development application for Waterbury Filing No. 2 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 September 13, 2017.

Waterbury Filing No. 2 Final Plat consists of 72 single-family residential lots and open space tracts on 20.34 acres, with a minimum lot size of 4,500 square feet. The property is zoned PUD, and is located near Falcon, at the intersection of Stapleton Road and Eastonville Road, northwest of Highway 24.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. Falcon Regional Park is located 0.65 mile north of the project site. The Rock Island Primary Regional Trail is located 0.35 mile east of the project site. The proposed Eastonville Road Primary Regional Trail is located approximately 0.35 mile west of the site, while the proposed Curtis Road Bicycle Route is located immediately south of the project site. A dedicated public right-of-way already exists along Stapleton Road and the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows that the project site is located partially within the Judge Orr Road Candidate Open Space. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains to Black Squirrel Creek.

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The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands.

The original Waterbury Preliminary Plan, approved in 2013, included a 3-acre site for a future community center and potential sites for neighborhood parks. Numerous landscaped areas for pocket parks, internal trails, detention areas, and streetscapes were also proposed as open space dedications, totaling 23% of the overall development area. Waterbury Filing No. 2 Final Plat contains 5 tracts for open space, drainage, and landscaping, totaling approximately 4.5 acres, including the 3-acre tract for the aforementioned community center and neighborhood park.

As no trail easement dedications are necessary for Waterbury Filing No. 2 Final Plat, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

****Recommended Motion (Final Plat):***






Recommend to the Planning Commission and Board of County Commissioners that approval of Waterbury Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$29,304 and urban park fees in the amount of \$18,504."

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

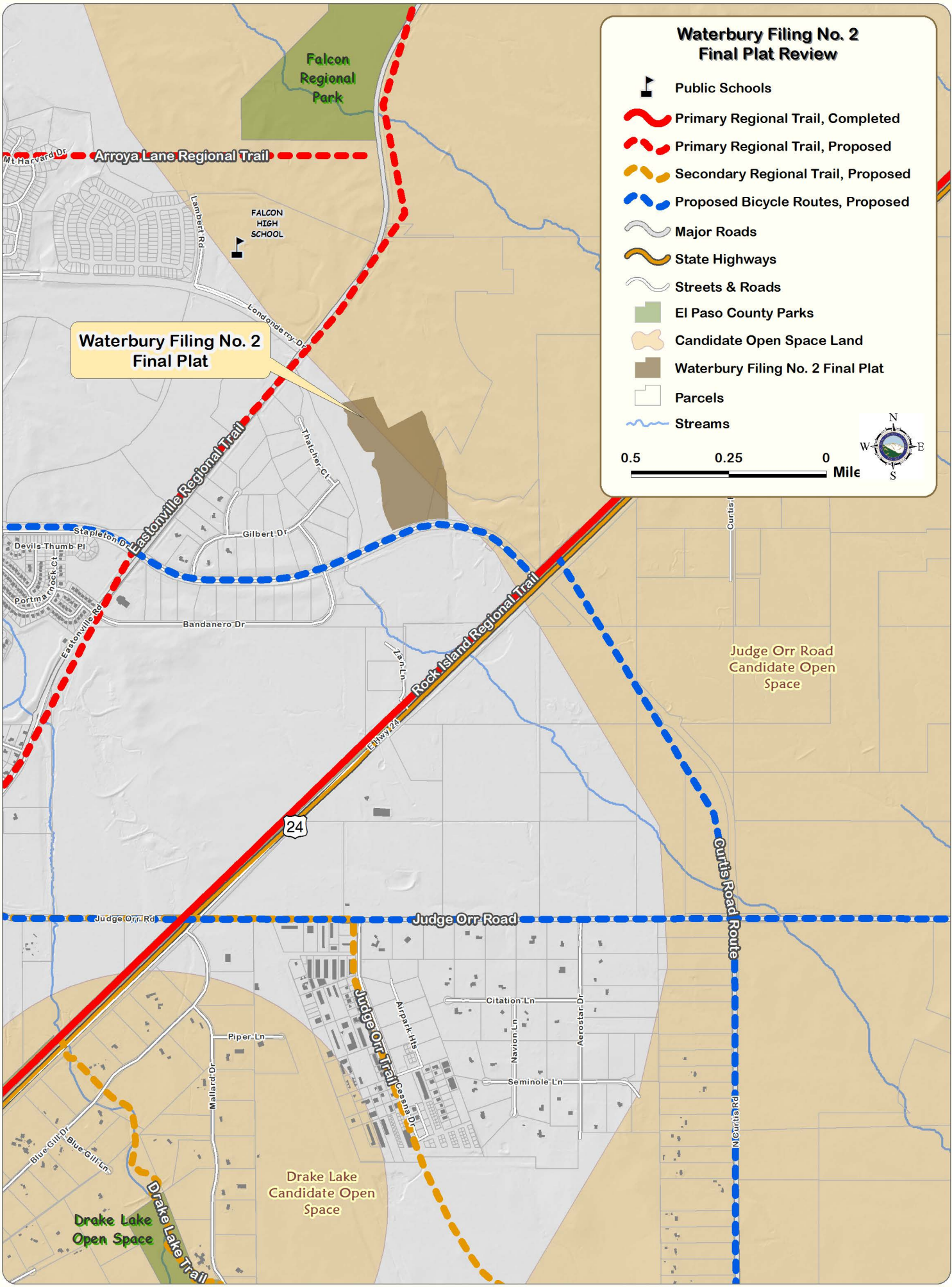
Waterbury Filing No. 2 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Waterbury Filing No. 2 Final Plat
-  Parcels
-  Streams

0.5 0.25 0
Mile



**Waterbury Filing No. 2
Final Plat**



Development Application Permit Review



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

September 13, 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:	Waterbury Filing No. 2 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-17-013	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	20.335
4-Way Ranch Joint Venture, LLC	Classic Consulting Engineers, LLC	Total # of Dwelling Units	72
P.O. Box 50223	Marc Whorton	Gross Density:	3.54
Colorado Springs, CO 80949	619 North Cascade Avenue, Suite 200	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

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		Urban Parks Area: 3
0.0194 Acres x 72 Dwelling Units = 1.397 acres		Neighborhood: 0.00375 Acres x 72 Dwelling Units = 0.27 acres
		Community: 0.00625 Acres x 72 Dwelling Units = 0.45 acres
		Total: 0.72 acres

FEE REQUIREMENTS

Regional Parks: 2		Urban Parks Area: 3
\$407.00 / Unit x 72 Dwelling Units = \$29,304.00		Neighborhood: \$101.00 / Unit x 72 Dwelling Units = \$7,272.00
		Community: \$156.00 / Unit x 72 Dwelling Units = \$11,232.00
		Total: \$18,504.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Waterbury Filing No. 2 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$29,304 and urban park fees in the amount of \$18,504.

Park Advisory Board Recommendation: **Endorsed 09/13/2017**