

COLORADO

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COMMUNITY SERVICES DEPARTMENT

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

September 6, 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 (SF-17-019)

Dear Raimere,

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 multimodel 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. 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.

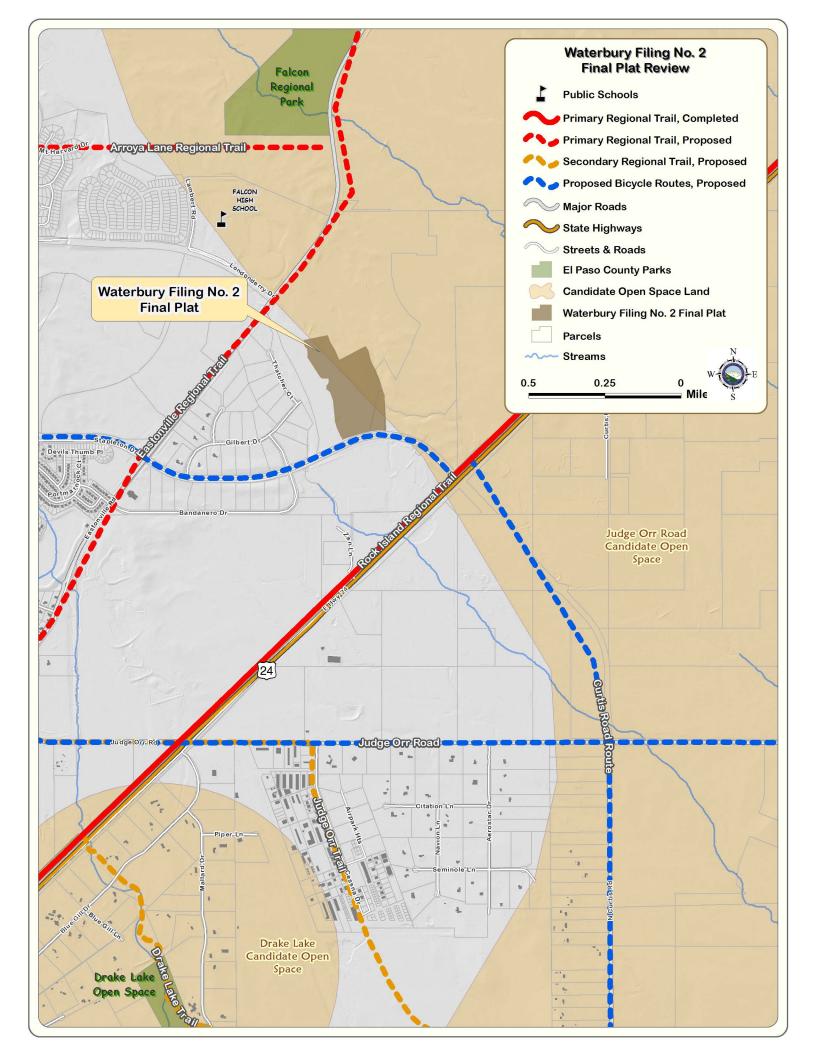
*Recommended Motion (Final Plat):

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



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.

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

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

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

3

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

Regional Parks:

Urban Parks Area:

Neighborhood:

0.00375 Acres x 72 Dwelling Units = **0.27** acres

0.0194 Acres x 72 Dwelling Units = 1.397 acres

0.00625 Acres x 72 Dwelling Units = 0.45 acres Community:

Total: 0.72 acres

FEE REQUIREMENTS

Regional Parks:

Urban Parks Area:

\$407.00 / Unit x 72 Dwelling Units= \$29,304.00

\$101.00 / Unit x 72 Dwelling Units =\$7,272.00 Neighborhood: \$156.00 / Unit x 72 Dwelling Units = \$11,232.00

Community:

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: