

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Paint Brush Hills Filing No. 13E Final Plat

Agenda Date: September 12, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Classic Consulting Engineers & Surveyors, LLC on behalf of Aeroplaza Fountain, LLC, of Paint Brush Hills Filing No. 13E Final Plat. The site is located northwest of Falcon, near the intersection of Londonderry Drive and Towner Avenue, northwest of the Falcon Middle School.

Filing No. 13E consists of 83.43 acres and 158 residential lots, with a minimum lot size of 6,000 square feet, as well as 86.63-acre Tract E, which is designated for future development. This phase includes original Filings 13J, 13K, 13L, and 13M as depicted on the BoCC-approved Paint Brush Hills Filing No. 13 Master Plat (2013). The overall Filing No. 13 area includes multiple zone districts, and the area to be subdivided within Filing No. 13E is zoned both RS-6000 and RS-20000. Filing No. 13E is a replat of Tract E of Paint Brush Hills Filing No. 13A, which was approved by the Board of County Commissioners in 2013 (Reception No. 213713413).

The property is located within the Falcon-Peyton Small Area Master Plan area, as well as the Black Forest Preservation Plan area. The 2013 El Paso County Parks Master Plan indicates two trails impacted by the proposed development. The proposed Arroyo Lane Regional Trail alignment is located along the northern boundary of the property, while the proposed Woodmen Hills Secondary Regional Trail is located immediately adjacent the westernmost portion of the property, in the aforementioned Tract E.

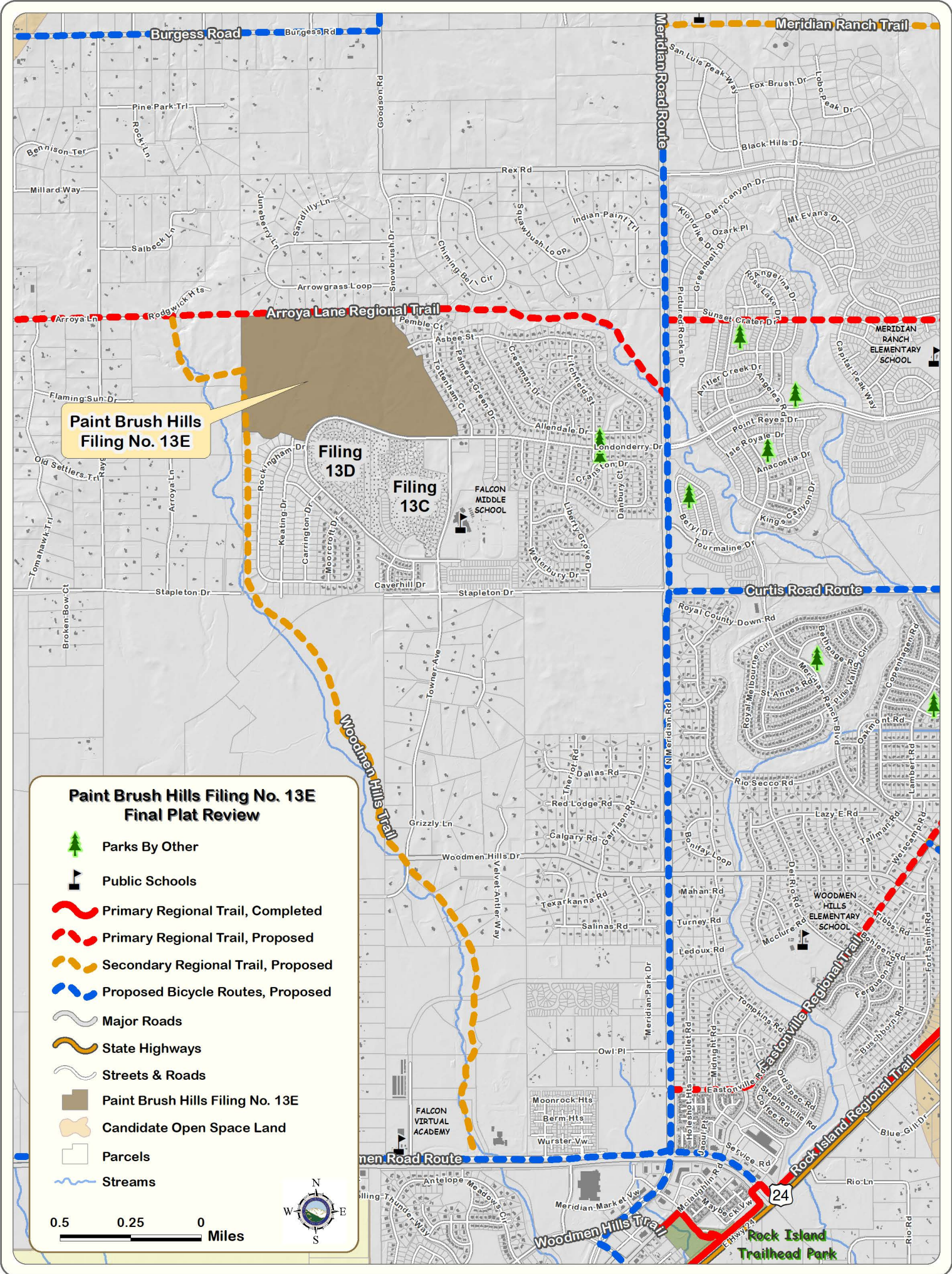
The approved Paint Brush Hills Filing No. 13 Master Plat shows a large open space corridor that runs through the center of the entire Paint Brush Hills subdivision, and is located in the middle of Filing No. 13E. Within Filing No. 13E, this 19.76 acre corridor, Tract A, allows for existing electrical power lines and drainage, and provides for 23.7% open space within the development. No neighborhood parks or trails are shown in the final plat.

The Paint Brush Hills Filing No. 13E Final Plat shows a 275' section of a 25' regional trail easement along the northern boundary of the property, which will allow for the construction, maintenance, and public access of the Arroyo Lane Regional Trail. This trail easement, however, does not extend to the west into Tract E (future development) or east into Tract D and F (well site). Moreover, Tract E does not show a trail easement for the northern extension of the Woodmen Hills Secondary Regional Trail. While this tract is designated for future development, staff recommends the trail easement be shown on this final plat and all forthcoming final plats.

In addition to the trail easements dedications necessary for this filing, Parks staff recommends fees in lieu of land for regional park purposes in the amounts shown below.

Recommended Motion (Paint Brush Hills Filing No. 13E Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Paint Brush Hills Filing No. 13E Final Plat include the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire northern boundary of Paint Brush Hills Filing No. 13E, including Tracts A, D, E, and F, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire western boundary of Paint Brush Hills Filing No. 13E, Tract E, that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and (3) require fees in lieu of land dedication for regional park purposes in the amount of \$67,940.
















**Paint Brush Hills
Filing No. 13E**

**Filing
13D**

**Filing
13C**

**Paint Brush Hills Filing No. 13E
Final Plat Review**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Paint Brush Hills Filing No. 13E
-  Candidate Open Space Land
-  Parcels
-  Streams

0.5 0.25 0 Miles



**Rock Island
Trailhead Park**

24

Development Application Permit Review



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

September 12, 2018

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:	Paint Brush Hills Filing No. 13E Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-009	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	83.43
Aeroplaza Fountain, LLC	Classic Consulting Engineers &	Total # of Dwelling Units	158
Heidi, LLC	Surveyors, LLC	Gross Density:	1.89
212 North Wahsatch Avenue, Suite 301	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: RS-6000, RS-20000 Proposed Zoning: RS-6000, RS-20000

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 158 Dwelling Units = 3.065 acres

Urban Parks Area:	3
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
 \$430.00 / Unit x 158 Dwelling Units = \$67,940.00

Urban Parks Area:	3
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units = \$0.00
Community:	\$165.00 / Unit x 0 Dwelling Units = \$0.00
Total:	\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Paint Brush Hills Filing No. 13E Final Plat include the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire northern boundary of Paint Brush Hills Filing No. 13E, including Tracts A, D, E, and F, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire western boundary of Paint Brush Hills Filing No. 13E, Tract E, that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and (3) require fees in lieu of land dedication for regional park purposes in the amount of \$67,940.

Park Advisory Board Recommendation:

Endorsed 09/12/2018