



**EL PASO COUNTY**

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**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

November 9, 2023

Ryan Howser  
Project Manager  
El Paso County Planning & Community Development Department

**Subject: Mayberry Filing No.5 - (PUDSP233)**

Ryan,

The Parks and Community Services Department has reviewed Mayberry Filing No.5 combined PUD / Preliminary Plan and is submitting the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2023 and its recommendation will be provided after the meeting.

This is a request for approval by Kimley-Horn on behalf of Mayberry Communities, LLC for a PUD and Preliminary Plan for Mayberry Filing No.5. of Mayberry. The 8.3 acre site is located on the southside of Highway 94 and west of New Log Road. The site is on the west side of Ellicott, CO and 16 miles east of Colorado Springs. The proposed development includes four 3-story apartment buildings with a total of 108 apartment units, 38 townhomes, and one 3-story clubhouse. This totals 146 dwelling units. The zoning of this filing is Planned Unit Development (PUD) and will remain PUD.

Per the El Paso County Land Development Code, (LDC) a Planned Unit Development (PUD) is required to have 10% open space. The open space is calculated from the gross site area as shown on the development's sketch plan. Mayberry Filing No.5 shows 2.38 acres of open space or 29% of the total 8.3 acre site. This exceeds the 10% open space requirement and conforms to the sketch plan. However, it is unclear exactly what areas are being counted as open space. The sketch plan shows a trail on the north side of the site, a clubhouse on the SW side, and landscape setbacks around the buildings. A detailed breakdown of the open space would be helpful to evaluate the open space requirement.

The El Paso County Parks Master Plan identifies two master-planned trails adjacent to the proposed facility. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. This proposed trail will not be impacted by the project because it will be accommodated within the public right-of-way. The proposed Highway 94 Primary Regional Trail also runs east and west along Highway 94. This proposed trail would be impacted by the proposed facility because its alignment is on the south side of Highway 94. The Highway 94 Regional Trail alignment was previously dedicated to El Paso County on Mayberry Filing No.1 and does not appear to have been replatted since. The Highway 94 Regional Trail shall be labeled and shown on the current plan.

Mayberry Filing 5 shows an 8' sidewalk south of Highway 94 along the north property line of the site. The proposed 8' wide sidewalk would be an acceptable alignment for the Highway 94 Regional Trail, provided it has connections at the east and west end of the site to the future Highway 94 Regional Trail. According to the plan, the 8' wide sidewalk ends at the apartment buildings on the east end of the site and tees into an internal sidewalk. The 8' wide sidewalk shall be shown to connect to the future Highway 94 Regional Trail alignment to the east instead. At the west end of the project, the 8' wide sidewalk is shown ending at Mayberry Drive and teeing into a 7' wide internal north-south sidewalk. A tree is shown west of this intersection. Instead, the Highway 94 Regional Trail should be shown with a future connection to the west of Mayberry Drive with a crosswalk at the intersection.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the south side of Highway 94

that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plat.

**Recommended Motion:**

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.5 Final Plat: *(1) fees in lieu of land dedication for regional park purposes in the amount of \$73,730 and urban park purposes in the amount of \$44,238 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;* (2) provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (3) *Show connections to the future Highway 94 Regional Trail at the east and west ends of Mayberry Filing No.5 and a crosswalk at the west end where the trail will intersect with Mayberry Drive.* (4) *Provide a detailed breakdown of the types of open space provided.*

Please let me know if you have any questions or concerns.

Greg Stachon  
Landscape Architect  
Parks and Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



# Development Application Permit Review



**PARKS AND COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Recreation and Cultural Services  
 Parks Planning - Environmental Services - CSU Extension Office

**November 09, 2023**

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>	Mayberry Filing No.5	<b>Application Type:</b>	PUDSP
<b>PCD Reference #:</b>	PUDSP233	<b>Total Acreage:</b>	8.31
		<b>Total # of Dwelling Units:</b>	146
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	43.92
Mayberry Communities	Kimley-Horn & Associates	<b>Regional Park Area:</b>	4
Scott Sauder	Larry Salazar	<b>Urban Park Area:</b>	5
32823 Temecula Parkway	2. North Nevada Ave, Suite 900	<b>Existing Zoning Code:</b>	PUD
Temecula, CA 92592	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	PUD

**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.
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**LAND REQUIREMENTS**

**Regional Park Area: 4**

0.0194 Acres x 146 Dwelling Units = 2.832  
**Total Regional Park Acres: 2.832**

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 146 Dwelling Units = 0.55  
 Community: 0.00625 Acres x 146 Dwelling Units = 0.91  
**Total Urban Park Acres: 1.46**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$505 / Dwelling Unit x 146 Dwelling Units = \$73,730  
**Total Regional Park Fees: \$73,730**

**Urban Park Area: 5**

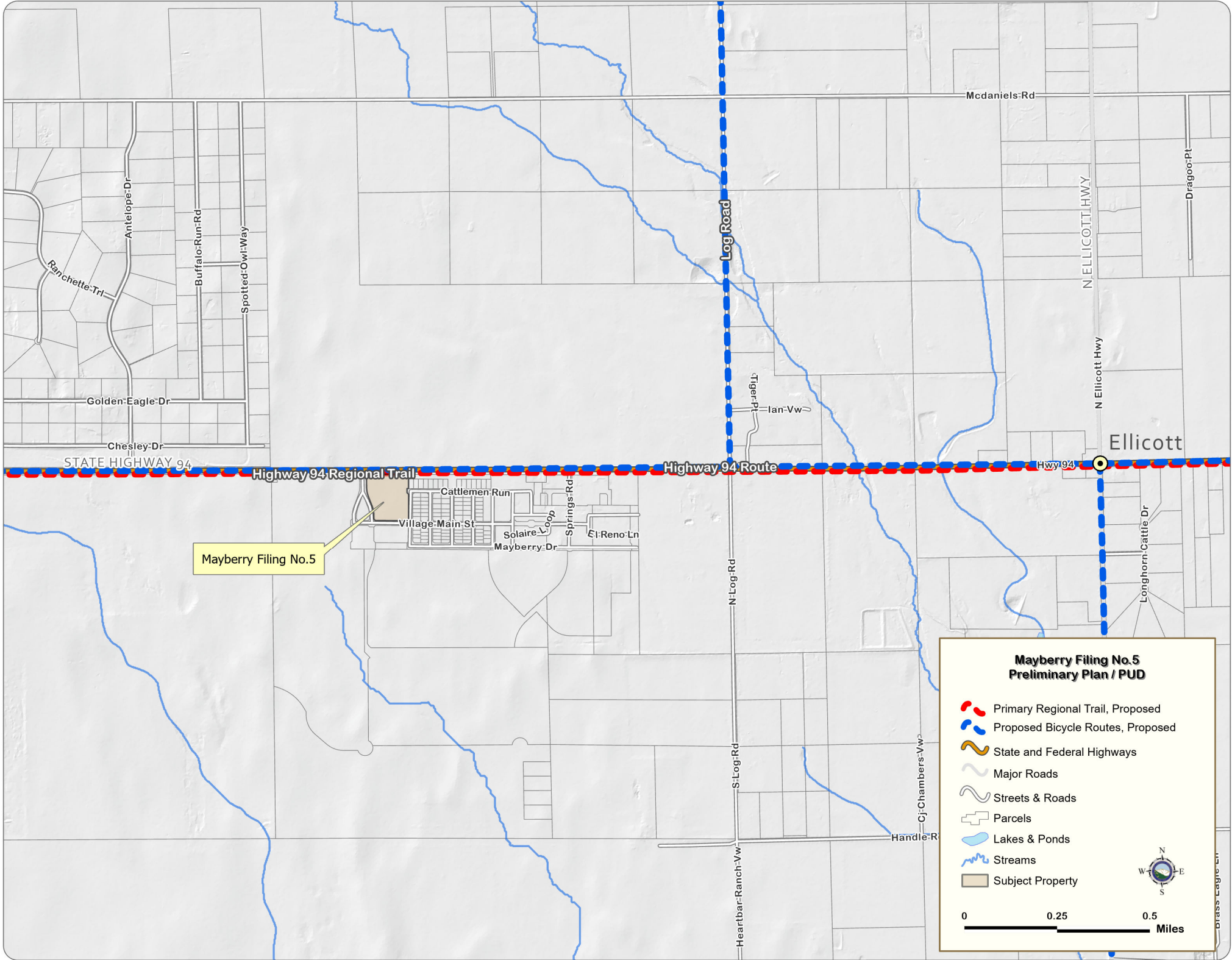
Neighborhood: \$119 / Dwelling Unit x 146 Dwelling Units = \$17,374  
 Community: \$184 / Dwelling Unit x 146 Dwelling Units = \$26,864  
**Total Urban Park Fees: \$44,238**

**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 Mayberry Filing No.5 Final Plat: (1) fees in lieu of land dedication for regional park purposes in the amount of \$73,730 and urban park purposes in the amount of \$44,238 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; (2) provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (3) Show connections to the future Highway 94 Regional Trail at the east and west ends of Mayberry Filing No.5 and a crosswalk at the west end where the trail will intersect with Mayberry Drive. (4) Provide a detailed breakdown of the types of open space provided.

Park Advisory Board Recommendation:



Mayberry Filing No.5

**Mayberry Filing No.5  
Preliminary Plan / PUD**

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State and Federal Highways
- Major Roads
- Streets & Roads
- Parcels
- Lakes & Ponds
- Streams
- Subject Property

0 0.25 0.5 Miles

STATE HIGHWAY 94

HWY NO. 94

Highway 94 Route

Hwy94

Highway 94 Regional Trail

Pedestrian Crossing

Connect 8' Sidewalk with regional trail

Mayberry Filing No.5

TRACT A

New Log Rd

BUILDING #2

BUILDING #1

BUILDING #2

BUILDING #4

CLUB HOUSE

VILLAGE MAIN STREET

TRACT D

CATTLEMEN RUN

Cattlemen-Run

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59







LOT 60

EX. FIRE HWY

Marketplace Dr

Indian-Grass-St

### Mayberry Filing No.5 Preliminary Plan / PUD

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Streets & Roads
-  Parcels
-  Subject Property

