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PARKS AND COMMUNITY SERVICES DEPARTMENT

May 23, 2024

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

Subject: Grandview Reserve Phase III PUD Development Plan and Preliminary Plan (PUDSP-24-001)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Grandview Reserve Phase III PUD Development Plan and Preliminary Plan application and is submitting the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for endorsement on June 12, 2024:

This is a request for endorsement by HR Green Development, LLC, on behalf of 4 Site Investments, LLC., and Melody Homes, Inc., for approval of the Grandview Reserve Phase III PUD Development Plan and Preliminary Plan. The 102.82-acre property consists of 322 single-family residential lots, including a 25-acre school tract, and is currently zoned RR-2.5, although this application concurrently requests a zoning reclassification to PUD. The site is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive and Eastonville Road.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The project site is located approximately 0.40 mile east of Falcon Regional Park and the proposed Eastonville Primary Regional Trail, both of which will be accessible by an internal network of trails and sidewalks. The existing Rock Island Regional Trail is located approximately 0.25 mile southeast of the site and will also be accessed by internal subdivision trails provided by the developer.

The Candidate 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. Within the current application, the applicant has included approximately 16.78 acres of open space areas for neighborhood parks, trail corridors, passive open space, drainage corridors, and landscaping areas as shown in the submitted PUD Preliminary Plan and Landscape Plans, as well as being highlighted in previously submitted Sketch Plans.

As mentioned, the Phase III PUD Preliminary Plan currently shows approximately 16.78 acres of open space which includes the locations for proposed neighborhood pocket parks in Tracts D and I, common open spaces, an interconnected internal trail network, and various landscape buffers (see highlighted Landscape Plan). Combined, these open spaces constitute approximately 16.3% of the total project area of 102.82 acres, or 21.5% if the 25-acre school tract is not included in the overall project acreage.

However, the Land Use Table shown on the first page of the PUD Development Plan and Preliminary Plan, however, does not properly list all the available open space, and only highlights the neighborhood park tracts, thus inaccurately showing that the project does not meet the Land Development Code's 10% open space requirement. Staff highlighted and calculated all tracts that meet the definition of open space, which include the neighborhood parks, passive open space, trail corridors, and landscape areas. Staff spoke with the applicant's representative, and they verified the staff's findings. As such, the application has met and exceeded the 10% open space requirement.

The applicant's PUD Development Plan, Preliminary Plan, and Landscape Plan provide a thorough representation of the development's trail and park system, and the Letter of Intent additionally states the following:

- *"Not many natural features exist on the property, however a floodplain area does occur in part of the subject site which is being channelized (named Channel B). This will provide control of the drainageway and provide a key trail linkage along the corridor that connects to the overall trail system for Grandview Reserve."*
- *"Significant open space and amenities are provided within Phase 3 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provides connections to the Amenity Center, Falcon Regional Park and future parks, schools, and open space for Grandview Reserve."*
- *"This submittal provides innovative and creative design through the careful planning and structure of the layout. It also includes a mix of residential uses, trails, and open space all designed into a cohesive and organized community with external buffering to Rex Road. By utilizing the PUD District, versus straight zoning, the design of this community is more creative, responds to the natural features better and includes a more robust open space and trails system."*
- *"This submittal of PUD zoning fulfills the purpose of the County's PUD District and produces a better overall designed community allowing various land uses with significant parks, open space, and trails."*
- *"Open space, pocket parks, trails and amenities are integrated into the plan which provide reasonable walking and biking opportunities. Most of the parks and trails are within a few minutes' walk of each lot or unit."*

EPC staff is encouraged by the applicant's willingness to provide extensive recreational amenities for its residents of Grandview Reserve and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the applicant submit detailed site plans for the proposed neighborhood parks and include multi-generational recreational amenities such as a playground, multi-use turf field, and/or seating and picnic areas. The submitted Landscape Plans are rather limited and only show half of the proposed park area located in Tract I.



Lastly, staff recommends regional and urban park fees in lieu of land dedication on the forthcoming Final Plat(s). Due to the extensive nature of proposed urban recreational amenities within the Phase III development, a Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement, including all site plans, are approved by the County and executed prior to recording the forthcoming Final Plat(s).

Recommended Motion (PUD Development Plan and 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 Phase III PUD Development Plan and Preliminary Plan: (1) provide detailed site plans for the proposed neighborhood parks; (2) fees in lieu of land dedication for regional park purposes in the amount of \$162,610 and urban park purposes in the amount of \$97,566 will be required at time of the recording of the forthcoming Final Plat(s). 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 let me know if you have any questions or concerns.



Sincerely,

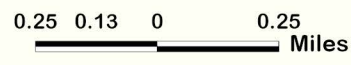


Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
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Grandview Reserve Phase III PUD Preliminary Plan Review

-  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 Phase III
-  Grandview Reserve
-  Parcels
-  Streams



**Grandview Reserve
Phase III**

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 12, 2024

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.

Name:	Grandview Reserve Phase III PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-24-001	Total Acreage:	102.82
		Total # of Dwelling Units:	322
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.83
4 Site Investments, LLC	HR Green, LLC	Regional Park Area:	2
1271 Kelly Johnson Boulevard	Phil Stuepfert	Urban Park Area:	5
Suite 100	1975 Research Parkway, Suite 230	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80920	Colorado Springs, CO 80920	Proposed Zoning Code:	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.
LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 2 0.0194 Acres x 322 Dwelling Units = 6.247 Total Regional Park Acres: 6.247	Urban Park Area: 5 Neighborhood: 0.00375 Acres x 322 Dwelling Units = 1.21 Community: 0.00625 Acres x 322 Dwelling Units = 2.01 Total Urban Park Acres: 3.22
FEE REQUIREMENTS	
Regional Park Area: 2 \$505 / Dwelling Unit x 322 Dwelling Units = \$162,610 Total Regional Park Fees: \$162,610	Urban Park Area: 5 Neighborhood: \$119 / Dwelling Unit x 322 Dwelling Units = \$38,318 Community: \$184 / Dwelling Unit x 322 Dwelling Units = \$59,248 Total Urban Park Fees: \$97,566

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 Phase III PUD Development Plan and Preliminary Plan: (1) provide detailed site plans for the proposed neighborhood parks; (2) fees in lieu of land dedication for regional park purposes in the amount of \$162,610 and urban park purposes in the amount of \$97,566 will be required at time of the recording of the forthcoming Final Plat(s). 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: