

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Dancing Wolf Estates IV PUD Amendment / Vacation and Replat

**Agenda Date:** March 14, 2018

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

Request for approval by David and Alyce McElhoes for Dancing Wolf Estates IV, a 7 lot development totaling 21.32 acres, with a minimum lot size of 2.50 acres. Four of the original Dancing Wolf Estates lots are being vacated and replatted into 7 reconfigured lots, with major changes occurring to no-build drainage easements and an existing transportation right-of-way. Five of these reconfigured lots are designated residential, while two are designated for commercial uses. The property is currently zoned PUD, and a PUD Amendment is being processed concurrently. The property is located immediately northeast of the intersection of State Highway 83 and Hodgen Road, and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows the proposed Fox Run Primary Regional Trail intersecting the southern portion of the proposed subdivision. When originally platted in 1996, a 20-foot trail easement was dedicated to El Paso County, and this easement is shown on the current Final Plat. Furthermore, 10-foot HOA trail easements are shown on the Final Plat, with a connection being made to the Fox Run Regional Trail alignment near the intersection of Highway 83 and Hodgen Road.

The proposed Hodgen Road and Highway 83 Bicycle Routes are both located immediately adjacent the property, on the south and west boundaries, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary in those locations; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

When originally platted in 1996, PUD Development Plans were not bound to the current 10% open space dedication requirement, and as such, Dancing Wolf Estates does not have any dedicated public open spaces beyond the aforementioned HOA-owned trail easements. The current PUD Amendment does not include open space tracts, and the applicant has not included a waiver of open space dedication in their letter of intent. The El Paso County Planning and Community Development project manager has stated that the applicant will be required to address the open space requirement, perhaps through

the addition of landscape tracts or through a waiver request to be approved before final plat.

As no additional trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. The current vacation and replat is adding 3 lots to the existing development – two designated as commercial and one as residential. As regional park fees were paid for the entire development in 1996, regional park fees will only be accessed on the newly reconfigured residential lot, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

**Recommended Motion (PUD Amendment):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV PUD Amendment include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$430 will be required at time of the recording of the Final Plat.

**Recommended Motion (Vacation and Replat / Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$430.





# Development Application Permit Review



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

**March 14, 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:	Dancing Wolf Estates IV PUD Amendment	Application Type:	PUD
DSD Reference #:	PUD-18-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	21.32
David and Alyce McElhoes	~ Same as Applicant ~	Total # of Dwelling Units	7 (1)
16605 Dancing Wolf Way		Gross Density:	0.33
Colorado Springs, CO 80908		Park Region:	2
		Urban Area:	1

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: <b>2</b>	Urban Parks Area: <b>1</b>	
<b>0.0194 Acres x 7 Dwelling Units = 0.136 acres</b>	Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Total: <b>0.00 acres</b>	

### FEE REQUIREMENTS

Regional Parks: <b>2</b>	Urban Parks Area: <b>1</b>	
<b>\$430.00 / Unit x 1 Dwelling Units= \$430.00</b>	Neighborhood: <b>\$107.00 / Unit x 0 Dwelling Units = \$0.00</b>	
	Community: <b>\$165.00 / Unit x 0 Dwelling Units = \$0.00</b>	
	Total: <b>\$0.00</b>	

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV PUD Amendment include the following conditions: fees in lieu of land dedication for regional park purposes in the amount of \$430 will be required at time of the recording of the Final Plat.

Park Advisory Board Recommendation: **Endorsed 03/14/2018**

# Development Application Permit Review



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

March 14, 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:	<b>Dancing Wolf Estates IV Vacation and Replat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>VR-18-002</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>21.32</b>
<b>David and Alyce McElhoes</b>	<b>~ Same as Applicant ~</b>	Total # of Dwelling Units	<b>7 (1)</b>
<b>16605 Dancing Wolf Way</b>		Gross Density:	<b>0.33</b>
<b>Colorado Springs, CO 80908</b>		Park Region:	<b>2</b>
		Urban Area:	<b>1</b>

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**  
**0.0194 Acres x 7 Dwelling Units = 0.136 acres**

Urban Parks Area:	<b>1</b>
Neighborhood:	<b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>
Community:	<b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>
Total:	<b>0.00 acres</b>

## FEE REQUIREMENTS

Regional Parks: **2**  
**\$430.00 / Unit x 1 Dwelling Units = \$430.00**

Urban Parks Area:	<b>1</b>
Neighborhood:	<b>\$107.00 / Unit x 0 Dwelling Units = \$0.00</b>
Community:	<b>\$165.00 / Unit x 0 Dwelling Units = \$0.00</b>
Total:	<b>\$0.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV Vacation and Replat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$430.

Park Advisory Board Recommendation: **Endorsed 03/14/2018**