

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Springs at Waterview Final Plat

Agenda Date: August 8, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Dakota Springs Engineering on behalf of SWV, LLC, of Springs at Waterview Final Plat, consisting of 85 residential single-family lots on 15.67 acres. The site is located southeast of Colorado Springs, south of the intersection of Powers Boulevard / State Highway 21 and Grinnell Boulevard, northwest of Big Johnson Reservoir. Although zoned currently as A-5, the applicant is seeking a zoning reclassification to RS-5000.

The 2013 Parks Master Plan shows the Grinnell Boulevard Secondary Regional Trail running north-south along the east side of Grinnell Boulevard from Powers Boulevard/State Highway 21 to Fontaine Boulevard where it turns east and connects to McCrae Reservoir and Widefield Community Park. From that point, further trail connections can be made to Crews Gulch Regional Trail, Fountain Creek Regional Park, Ceresa Park, and Fountain Creek Regional Trail. Combined, these are vital trail connections in the Fountain Valley area.

When the Springs at Waterview 2016 Sketch Plan Amendment was first reviewed in July 2017 and subsequently in October 2017, the plans showed the Grinnell Boulevard Secondary Regional Trail on the west side of Grinnell Boulevard, whereas it should be shown on the east side. Furthermore, the Sketch Plan did not display the trail as it continues north of Bradley Road to Powers Boulevard, adjacent to the proposed subdivision.

Prior to the November 2017 Park Advisory Board meeting, staff met with the applicant, and a decision was made to show the Grinnell Boulevard Secondary Regional Trail on the east side of Grinnell Boulevard south of Bradley Road, and move it to the west side of Grinnell Boulevard, north of Bradley Road, where it will eventually intersect other proposed City of Colorado Springs and Fountain Mutual Metropolitan District trails. During this meeting, Parks staff notified the applicant that we would request a permanent trail easement on the west side of Grinnell Boulevard as a recommendation of the preliminary plan and final plat. At the November 2017 meeting, the Park Advisory Board endorsed the following recommendations:

“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road, that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easement be dedicated to El Paso County

on the forthcoming final plat(s), (3) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of the forthcoming final plats.”

Since the November 2017 Park Advisory Board endorsement, the applicant, Planning and Community Development staff, and Community Services staff have discussed the aforementioned recommendations. As the relocated Grinnell Boulevard Secondary Regional Trail is no longer located within the bounds of the Final Plat, the applicant cannot show the trail or trail easement on the plat, nor can they dedicate the easement to El Paso County at the time of recording of this Final Plat. There are no legal mechanisms in place to allow for either of these actions, and the applicant or future land developer will dedicate the trail easement at such a time that the western side of Grinnell Boulevard is platted. The 2018 Waterview Sketch Plan Amendment shows the trail along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, and any future development in that area is tied to the guidelines of the Sketch Plan. As such, staff acknowledges the relocation of the Grinnell Boulevard Secondary Regional Trail to the west side of Grinnell Boulevard, and only recommends fees in lieu of land dedication for regional and urban park purposes at time of the recording of the Final Plat.

Recommended Motion: Springs at Waterview Final Plat

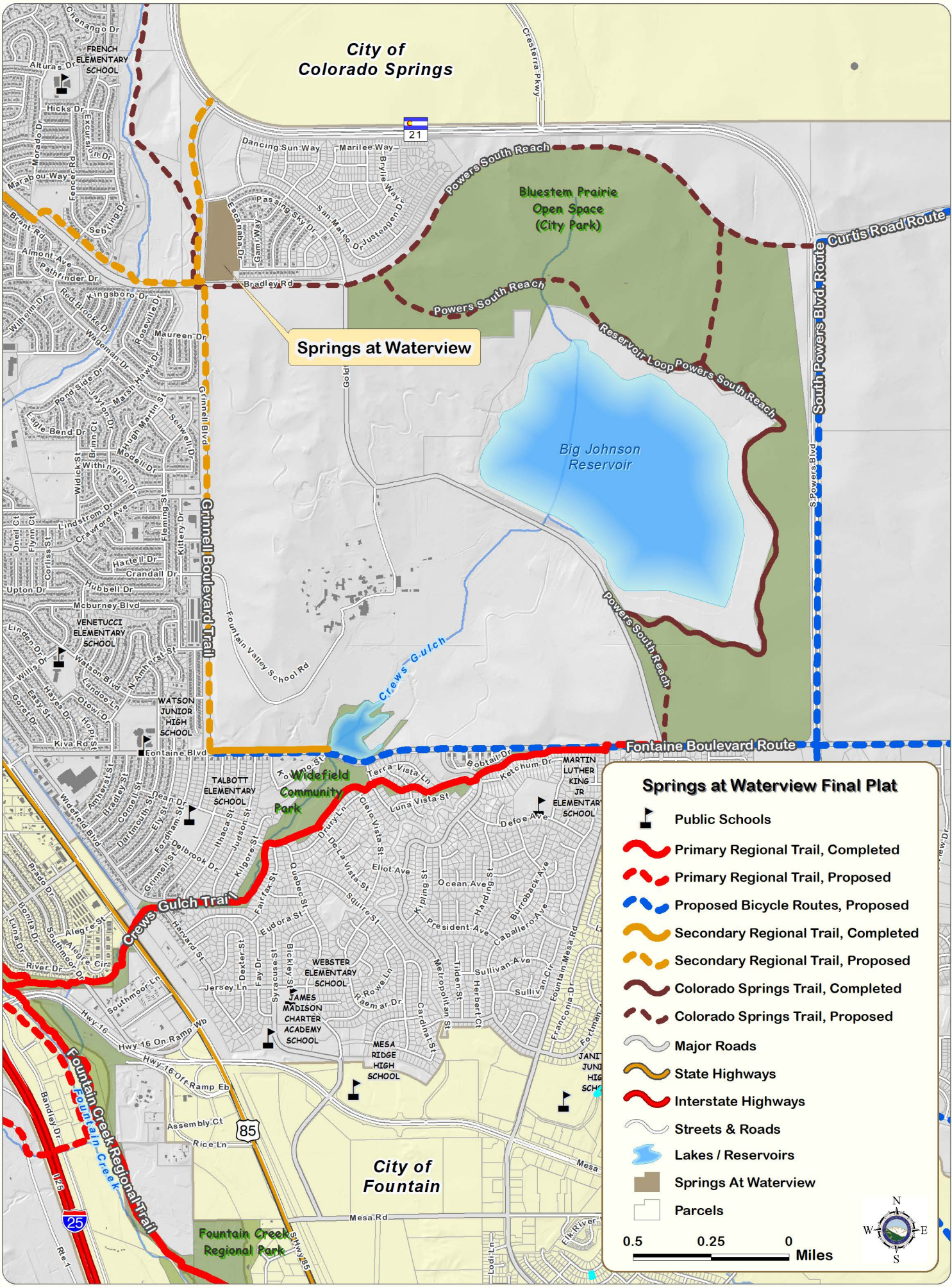
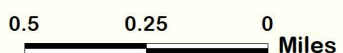
Recommend to the Planning Commission and the Board of County Commissioners that approval of Springs at Waterview Final Plat includes the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$36,550 and urban park fees in the amount of \$23,120.

City of Colorado Springs

Springs at Waterview

Springs at Waterview Final Plat

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Completed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Interstate Highways
-  Streets & Roads
-  Lakes / Reservoirs
-  Springs At Waterview
-  Parcels



Development Application Permit Review



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

August 8, 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:	Springs at Waterview Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-16-017	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	15.67
SWV, LLC	Dakota Springs Engineering	Total # of Dwelling Units	85
31 North Tejon Street	31 North Tejon Street	Gross Density:	5.42
Suite 500	Suite 500	Park Region:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Urban Area:	4

Existing Zoning Code: A-5 Proposed Zoning: RS-5000

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.
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LAND REQUIREMENTS

Regional Parks: 4	Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre)
0.0194 Acres x 85 Dwelling Units = 1.649 acres	Urban Parks Area: 4
	Neighborhood: 0.00375 Acres x 85 Dwelling Units = 0.32 acres
	Community: 0.00625 Acres x 85 Dwelling Units = 0.53 acres
	Total: 0.85 acres

FEE REQUIREMENTS

Regional Parks: 4	Urban Parks Area: 4
\$430.00 / Unit x 85 Dwelling Units = \$36,550.00	Neighborhood: \$107.00 / Unit x 85 Dwelling Units = \$9,095.00
	Community: \$165.00 / Unit x 85 Dwelling Units = \$14,025.00
	Total: \$23,120.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of Springs at Waterview Final Plat includes the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$36,550 and urban park fees in the amount of \$23,120.

Park Advisory Board Recommendation: Endorsed 08/08/2018