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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 28, 2018

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

**Subject: The Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat (SF-18-023)**

Hello Nina,

The Planning Division of the Community Services Department has reviewed The Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board September 12, 2018.

The Enclave at Stonebridge is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Londonderry Drive, and south of Meridian Ranch Elementary School and Falcon High School. The proposed 68-acre development will include 209 single-family residential lots, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Arroyo Lane Regional Trail alignment is located 0.45 mile north of the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located 1.25 and 0.25 mile to the west and south, respectively. The proposed Eastonville Regional Trail is located approximately 0.40 mile southeast of the property.

The open space dedication proposed within The Enclave at Stonebridge comprises 15.38 acres within two landscape tracts, or 22.6% of the subdivision, and therefore exceeds the required open space dedication of 10%. Numerous trails and sidewalks connect residents to a variety of recreation facilities in the Meridian Ranch Development, including the nearby Stonebridge Park, Stonebridge Community Center, golf course, and the adjacent proposed WindingWalk Park.

In May 2018, the developer requested a Park Lands Agreement to address credits against urban park fees of \$56,848 for this filing. Parks staff reviewed the agreement, and presented it for endorsement at the June 2018 Park Advisory Board meeting. The PLA was subsequently approved by the El Paso County Board of County Commissioners in July 2018 as Resolution 18-298. As such, no urban

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park fees are required for Stonebridge Filing No. 4. Additionally, no regional park fees are required for this subdivision pursuant to the existing 2014 park lands agreement for dedication of land for the Falcon Regional Park.

County Parks acknowledges the waiver of regional park fees and urban park fees as outlined in the 2014 and 2018 Park Lands Agreements, respectively, and no park land or trail easement dedications are required.

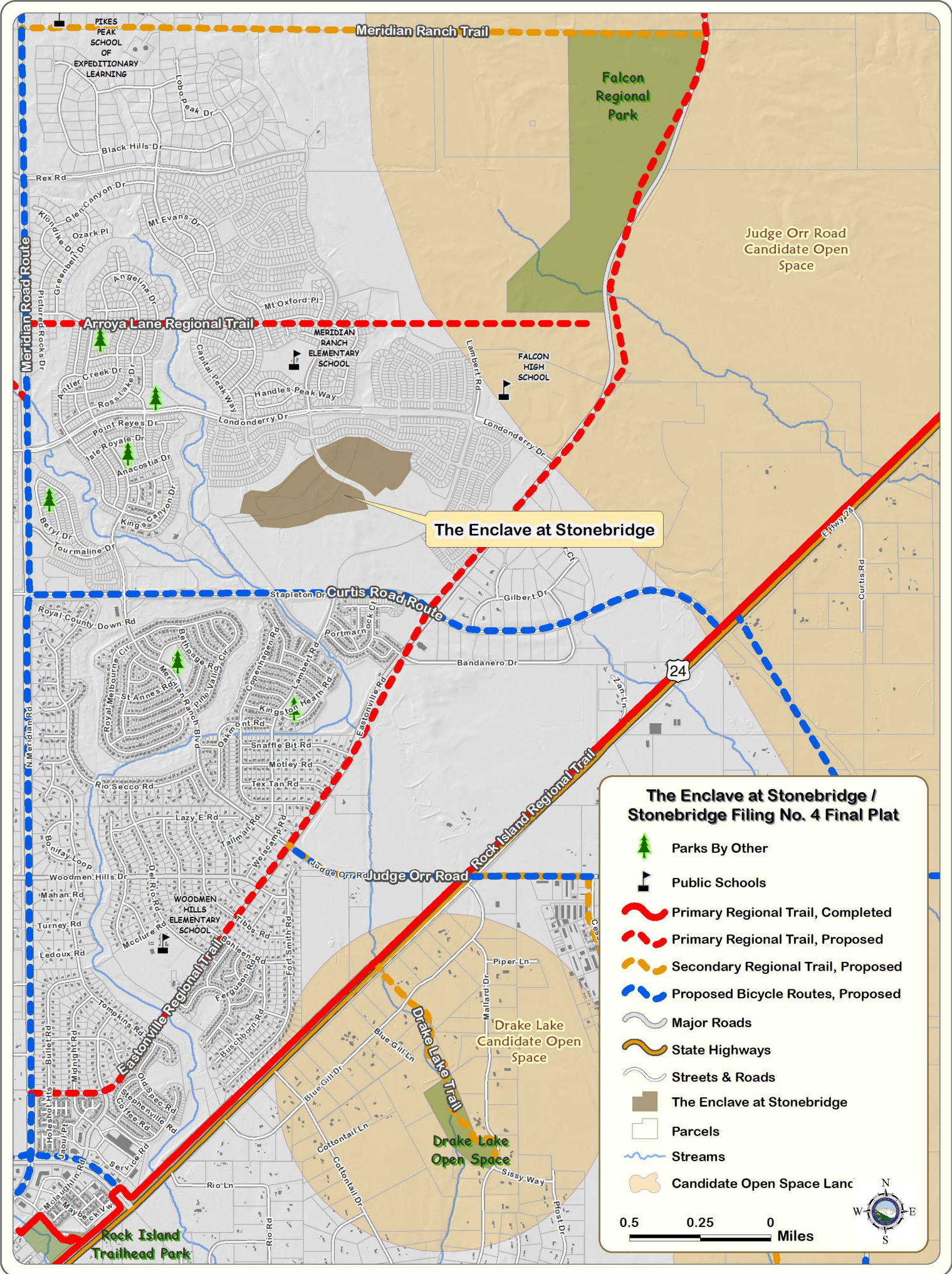
**Recommended Motion (Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat):**

*Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat include the following acknowledgements: (1) fees in lieu of land dedication for regional park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 14-313) for the purposes of developing Falcon Regional Park; (2) fees in lieu of land dedication for urban park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 18-299) and are subject to provision of neighborhood park amenities, specifically trails and WindingWalk Park.*

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














Sincerely,

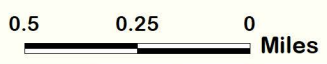
Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
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The Enclave at Stonebridge

**The Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat**

-  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
-  The Enclave at Stonebridge
-  Parcels
-  Streams
-  Candidate Open Space Land



# 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:                         | The Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat | Application Type:         | Final Plat |
| DSD Reference #:              | SF-18-023  | CSD / Parks ID#:          | 0          |
| Applicant / Owner:            | Owner's Representative:  | Total Acreage:            | 68         |
| GTL, Inc.                     | N.E.S., Inc.   | Total # of Dwelling Units | 209        |
| 3575 Kenyon Street, Suite 200 | Andrea Barlow  | Gross Density:            | 3.07       |
| San Diego, CA 92110           | 619 North Cascade Avenue, Suite 200                              | Park Region:              | 2          |
|                               | Colorado Springs, CO 80903                                       | Urban Area:               | 3          |

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**

|  |  |
|--|--|
| Regional Parks: <b>2</b>   | Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre) |
| <b>0.0194 Acres x 209 Dwelling Units = 4.055 acres</b>               |  |
| Urban Parks Area: <b>3</b>   |  |
| Neighborhood: <b>0.00375 Acres x 209 Dwelling Units = 0.78 acres</b> |  |
| Community: <b>0.00625 Acres x 209 Dwelling Units = 1.31 acres</b>    |  |
| Total: <b>2.09 acres</b>   |  |

**FEE REQUIREMENTS**

|   |                            |
|---|----------------------------|
| Regional Parks: <b>2</b>  | Urban Parks Area: <b>3</b> |
| <b>\$430.00 / Unit x 209 Dwelling Units = \$89,870.00</b>               |                            |
| Neighborhood: <b>\$107.00 / Unit x 209 Dwelling Units = \$22,363.00</b> |                            |
| Community: <b>\$165.00 / Unit x 209 Dwelling Units = \$34,485.00</b>    |                            |
| Total: <b>\$56,848.00</b>   |                            |

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: **Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat include the following acknowledgements: (1) fees in lieu of land dedication for regional park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 14-313) for the purposes of developing Falcon Regional Park; (2) fees in lieu of land dedication for urban park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 18-299) and are subject to provision of neighborhood park amenities, specifically trails and WindingWalk Park.**

Park Advisory Board Recommendation: