

**EL PASO**  **COUNTY**  
**COLORADO**

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**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

June 2, 2022

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

**Subject: Mayberry Filing No.3 Final Plat (SF-2219)**

Ryan,

The Community Services Department has reviewed the development application for Mayberry Filing No.3 Final Plat and is providing the following final comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on July 13, 2022 and its recommendation will be provided after the meeting.

This is a request by NES on behalf of Mayberry Communities LLC for final plat approval of Phase I, Mayberry Filing No. 3. The Mayberry Filing 3 development is located southwest of the intersection of Highway 94 and S. Log Road, west of Ellicott in El Paso County, Colorado. Filing 3 is part of the phase 1 PUD site and comprises approximately 37 acres and is zoned PUD. The Final Plat for Mayberry Filing 3 consists of 142 lots. This plat includes four tracts (Tract A,C,D, and I) which were previously included within Filing No. 1 and Filing No. 2. The inclusion of these tracts results in a total 106 acre final plat proposal with the tracts addressing future ROW and land use areas.

The 2013 El Paso County Parks Master Plan shows the Proposed Highway 94 Secondary Regional Trail running along the north edge of the proposed development along Highway 94. The proposed Highway 94 Bicycle Route also runs along the north edge of the development, but this route would not be impacted by the development because it is in the public right of way.

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 a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. The trail easement is shown on the Filing No.3 Final Plat as "Existing 25' Trail Easement El Paso County by Plat (Filing No.2) REC. 221714698 Remains."



It should be noted, a park land agreement is an acceptable alternative in lieu of park fees provided the agreement is approved by the County, and executed prior to recording the final plat. However, in the absence of an approved park land agreement, all open space tracts, parks and trails shall be the responsibility of the Metro Districts, and not the County with the exception of the 25-ft wide Highway 94 Secondary Regional Trail easement.

Mayberry Phase 1 PUD included open space tracts approximately 18.7 acres in size including trail connections to the proposed trail and open space provisions within the Phase 1 development. The proposed Open Space dedication for the project of 18.7 acres achieves a 12% dedication exceeding the 10% minimum open space requirement for PUD zoning.

**Recommended Motion:**

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.3 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$65,320, and urban park fees in the amount of \$41,180. (2) 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 a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

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

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
GregStachon@elpasoco.com

**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

**July 13, 2022**

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.3	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-2219	<b>Total Acreage:</b>	105.85
		<b>Total # of Dwelling Units:</b>	142
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	3.35
Mayberry Communities, LLC	NES, Inc.	<b>Regional Park Area:</b>	4
Jason Kvols	Jon Romero	<b>Urban Park Area:</b>	5
PO Box 675725	619 N. Cascade Ave.	<b>Existing Zoning Code:</b>	PUD
Rancho Santa Fe, CA 92067	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.

**LAND REQUIREMENTS**

**Regional Park Area: 4**

0.0194 Acres x 142 Dwelling Units = 2.755  
**Total Regional Park Acres: 2.755**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 5**

Neighborhood:	0.00375 Acres x 142 Dwelling Units =	0.53
Community:	0.00625 Acres x 142 Dwelling Units =	0.89
	<b>Total Urban Park Acres:</b>	<b>1.42</b>

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$460 / Dwelling Unit x 142 Dwelling Units = \$65,320  
**Total Regional Park Fees: \$65,320**

**Urban Park Area: 5**

Neighborhood:	\$114 / Dwelling Unit x 142 Dwelling Units =	\$16,188
Community:	\$176 / Dwelling Unit x 142 Dwelling Units =	\$24,992
	<b>Total Urban Park Fees:</b>	<b>\$41,180</b>

**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. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$65,320, and urban park fees in the amount of \$41,180.

**Park Advisory Board Recommendation:**

# Mayberry Filing No.3 Final Plat

- SubjectProperty
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Streets & Roads
- Parcels
- EPC\_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Mayberry Filing No.3

