



**EL PASO COUNTY**

**COLORADO**

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## COMMUNITY SERVICES DEPARTMENT

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

August 28, 2017

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

**Subject: Hannah Ridge at Feathergrass Filing No. 3 Final Plat – Review #2 (SF-17-012)**

Dear Kari,

The Planning Division of the Community Services Department has reviewed the Hannah Ridge at Feathergrass Filing No. 3 Review #2, and has no additional comments. Please refer to the original review comments below, as presented to and endorsed by the Park Advisory Board on June 14, 2017:

*“The Planning Division of the Community Services Department has reviewed the development application for Hannah Ridge at Feathergrass Filing No. 3 Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on June 14, 2017.*

*Hannah Ridge at Feathergrass Filing No. 3 Final Plat consists of 39 single-family residential lots and open space tracts on 8.31 acres, with a minimum lot size of 5,000 square feet. The property is zoned PUD, and is located near the intersection of Constitution Avenue and Akers Drive.*

*The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.50 mile east of the project site. The City of Colorado Springs’ Rock Island Trail is located approximately 550 feet west and north of the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located 1.25 miles to the southeast of the project site.*

*No open space dedication is proposed within Hannah Ridge at Feathergrass Filing No. 3 Final Plat. However, as part of the Hannah Ridge at Feathergrass Preliminary Plan/PUD Development Plan, which was approved by the Board of County Commissioners in 2013, open space dedication totaled 11.80 acres, meeting the minimum 10% open space land dedication requirement. These open space tracts include a 3.07-acre open space parcel for wetlands, a 5.38-acre parcel for a park site, and a 1.33-acre drainage corridor. A trail is proposed within the drainage corridor and park site to create connectivity*



*between the open space parcels. The development plans also indicated a number of smaller open space tracts within the subdivision to provide connections to the aforementioned Rock Island Trail.*

*As no trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$15,873 and urban park fees in the amount of \$10,023.*

***Recommended Motion (Final Plat):***

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 3 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$15,873 and urban park fees in the amount of \$10,023.”*

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

Sincerely,

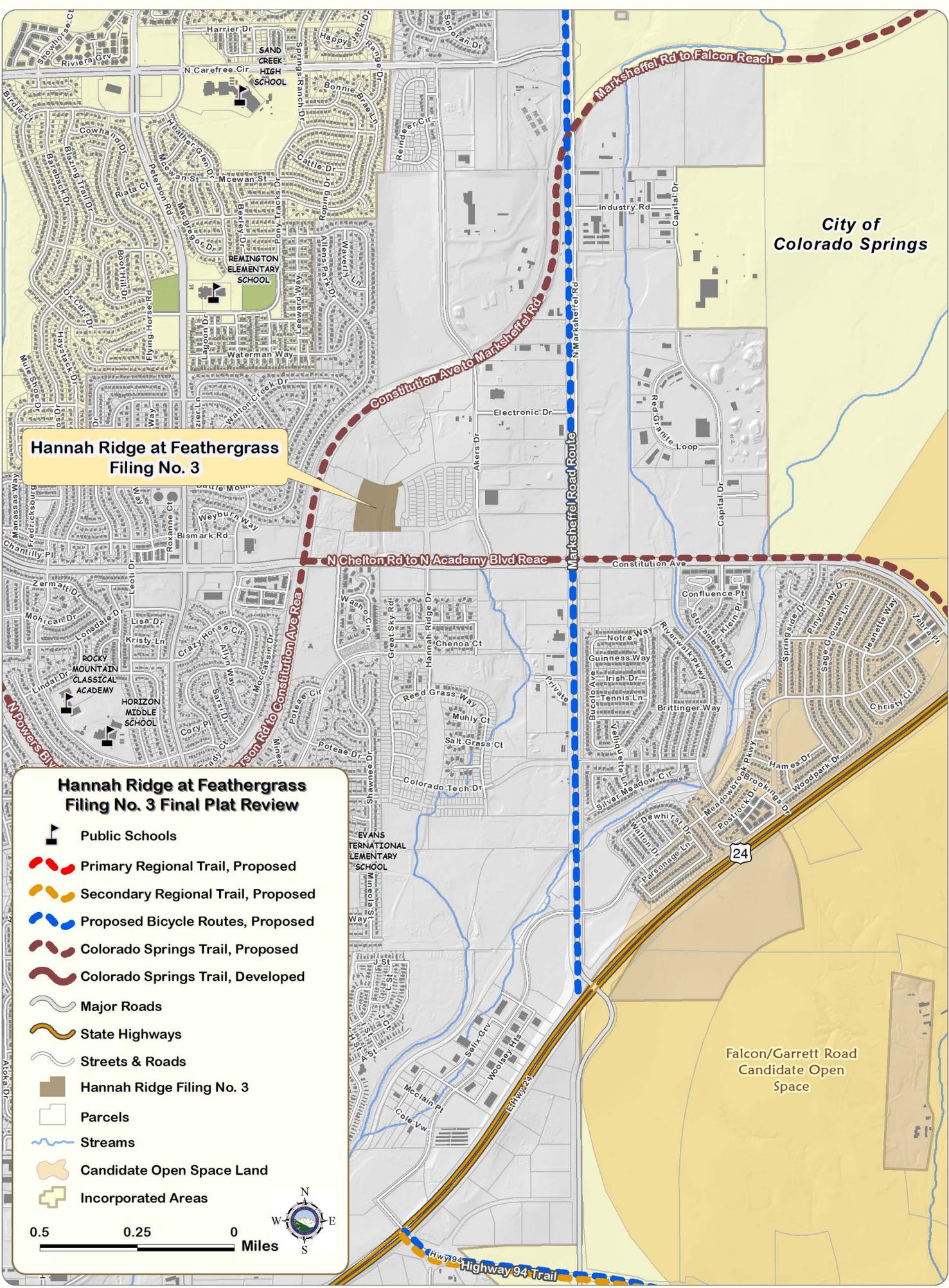
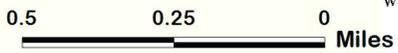
Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
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City of  
Colorado Springs

Hannah Ridge at Feathergrass  
Filing No. 3

### Hannah Ridge at Feathergrass Filing No. 3 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Trail, Developed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Hannah Ridge Filing No. 3
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



# Development Application Permit Review



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

June 14, 2017

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>Hannah Ridge at Feathergrass Filing No. 3 Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>SF-17-012</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>8.31</b>
<b>Feathergrass Investments, LLC</b>	<b>M.V.E., Inc.</b>	Total # of Dwelling Units	<b>39</b>
<b>Kenny Driscoll</b>	<b>Dave Gorman</b>	Gross Density:	<b>4.69</b>
<b>4715 North Chestnut Street</b>	<b>1903 Lelaray Street, Suite 200</b>	Park Region:	<b>2</b>
<b>Colorado Springs, CO 80907</b>	<b>Colorado Springs, CO 80909</b>	Urban Area:	<b>3</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: <b>2</b>		Urban Parks Area: <b>3</b>
<b>0.0194 Acres x 39 Dwelling Units = 0.757 acres</b>		Neighborhood: <b>0.00375 Acres x 39 Dwelling Units = 0.15 acres</b>
		Community: <b>0.00625 Acres x 39 Dwelling Units = 0.24 acres</b>
		Total: <b>0.39 acres</b>

**FEE REQUIREMENTS**

Regional Parks: <b>2</b>		Urban Parks Area: <b>3</b>
<b>\$407.00 / Unit x 39 Dwelling Units = \$15,873.00</b>		Neighborhood: <b>\$101.00 / Unit x 39 Dwelling Units = \$3,939.00</b>
		Community: <b>\$156.00 / Unit x 39 Dwelling Units = \$6,084.00</b>
		Total: <b>\$10,023.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 3 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$15,873 and urban park fees in the amount of \$10,023.**

Park Advisory Board Recommendation: **Endorsed 06/14/2017**