



EL PASO COUNTY

COLORADO

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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

June 29, 2020

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

Subject: Urban Collection at Palmer Village (PUDSP-1911)

Hello Andrea,

The Planning Division of the Community Services Department has reviewed the development application for Urban Collection at Palmer Village and is providing the following final comments on behalf of El Paso County Parks.

Request for approval by N.E.S., Inc., on behalf of Feathergrass Investments LLC, for the Urban Collection at Palmer Village PUD Development Plan and Preliminary Plan. This development consists of 100 single family attached units on 10.84 acres. The project was previously known as 'The Feathergrass Urban Duplexes.' And was endorsed by the Park Advisory Board on January 8, 2020. For this application the overall number of dwelling units and their configuration remains unchanged, however the applicant has included an additional 12.2 acre tract to the east for future commercial development. The project is located south of and Constitution Avenue and west of Marksheffel Road.

The El Paso County Parks Master Plan (2013) identifies the proposed Marksheffel Road Bicycle Route directly to the east of the commercial tract. This route will be accommodated within existing public right of way and will not impact the development. The City of Colorado Springs' Rock Island Trail is located approximately 0.25 mile west of the site, at a location where the trail crosses Constitution Avenue, while another proposed City of Colorado Springs trail is located immediately north of the project site. The project is not located within any Candidate Open Space.

Open Space is provided throughout the development including .9 acres on the west side and 1.04 acres on the east side, for a total of 1.94 acres. This equates to 18% of the site area, which exceeds the PUD requirement of 10%. These open space tracts provide for public open areas between buildings, as well as corridors for connecting sidewalks.

As no park land or trail easement dedications are necessary for these filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes. Furthermore, staff recommends that the applicant consult with the City of Colorado Springs Parks and Recreation Department, since the City is actively working on proposed trail connections in this area.

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Staff Recommendation:

Recommend that the Planning Commission and Board of County Commissioners include the following condition when considering and / or approving the Urban Collection at Palmer Village PUD Development Plan and Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$45,600 and urban park fees in the amount of \$28,800.

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

June 29, 2020

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.

Name:	Urban Collection at Palmer Village	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-011	Total Acreage:	10.84
		Total # of Dwelling Units:	100
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	23.06
Feathergrass Investments LLC	N.E.S., Inc.	Regional Park Area:	2
Feathergrass Investments LLC	619 North Cascade Avenue	Urban Park Area:	3
4715 N Chestnut Street	Suite 200	Existing Zoning Code:	CAD-O
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Proposed Zoning Code:	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: 2

0.0194 Acres x 100 Dwelling Units = 1.940
Total Regional Park Acres: 1.940

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 100 Dwelling Units = 0.38
 Community: 0.00625 Acres x 100 Dwelling Units = 0.63
Total Urban Park Acres: 1.00

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 100 Dwelling Units = \$45,600
Total Regional Park Fees: \$45,600

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 100 Dwelling Units = \$11,300
 Community: \$175 / Dwelling Unit x 100 Dwelling Units = \$17,500
Total Urban Park Fees: \$28,800

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Feathergrass Urban Duplexes PUD Development Plan and Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$45,600 and urban park fees in the amount of \$28,800.

Park Advisory Board Recommendation: N/A Previously Reviewed 01-08-2020

Urban Collection at Palmer Village

**100 Single Family lots on
10.83 Acres**

**Tracts M & N
future comm. development
on 12.26 Acres**

**Urban Collection at Palmer Village
PUD / Preliminary Plan Review**

-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  FeathergrassRichmondHomes
-  Parcels
-  Streams

