

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 26, 2020

Lindsay Darden
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Solace of Colorado Springs Preliminary Plan (SP-201)

Lindsay,

The Community Services Department has reviewed the development application for the Solace of Colorado Springs Preliminary Plan on behalf of El Paso County Parks. Staff acknowledges that there have been minor changes to the development application since it was previously reviewed. The original Solace of Colorado Springs Preliminary Plan was presented to and endorsed by the Park Advisory Board. On April 8 2020, the Park Advisory Board endorsed the Solace of Colorado Springs Preliminary Plan with the following recommendations:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Solace of Colorado Springs Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$162,516, and urban park fees in the amount of \$102,660 will be required at the time of the recording of the final plat.”

The number of dwelling units and layout of buildings is the same as shown on the previously reviewed plan. Differences include breaking up the site into two lots and deviation requests for the width of roadway and turn lane design. The size of the development is still shown as 348 units within 15 buildings on approximately 29 acres, but the dwellings will be built in phases. Lot 1 (Phase 1) will consist of 234 units and Lot 2 (Phase 2) will consist of 114 units.

The 2013 El Paso County Parks Master Plan shows no impact to regional trails, parks, or open space. The development will provide an internal network of sidewalks, a playground area, and a dog run. The 4.73 acre open area east of Paonia Street is still shown on the plan where there will be two marshland detention areas constructed. An overflow channel was added to the plan on the north end of the open area. This detention channel is dependent on final design.

As no trail easements dedications are necessary for this filing, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication, to be paid at time of the recording of this Final Plat. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.



Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Solace of Colorado Springs Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$162,516, and urban park fees in the amount of \$102,660 will be required at the time of the recording of the final plat.

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

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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:	Solace of Colorado Springs	Application Type:	Preliminary Plan
PCD Reference #:	SP-201	Total Acreage:	28.99
		Total # of Dwelling Units:	348
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	30.01
Jackson Dearborn Partners	NES	Regional Park Area:	2
Dane Olmstead	Andrea Barlow	Urban Park Area:	5
404 Wells St, Suite 400	619 N. Cascade, Suite 200	Existing Zoning Code:	RM-12
Chicago, IL 60607	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-12

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 348 Dwelling Units = 6.751
Total Regional Park Acres: 6.751

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

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 348 Dwelling Units = 1.31
 Community: 0.00625 Acres x 348 Dwelling Units = 2.18
Total Urban Park Acres: 3.48

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 348 Dwelling Units = \$162,516
Total Regional Park Fees: \$162,516

Urban Park Area: 5

Neighborhood: \$116 / Dwelling Unit x 348 Dwelling Units = \$40,368
 Community: \$179 / Dwelling Unit x 348 Dwelling Units = \$62,292
Total Urban Park Fees: \$102,660

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Solace of Colorado Springs Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$162,516, and urban park fees in the amount of \$102,660.

Park Advisory Board Recommendation: N/A

Solace of Colorado Springs Preliminary Plan

-  Public Schools
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Solace
-  Colorado Springs Parks
-  Parcels
-  Streams
-  Military Installation
-  Incorporated Areas



Solace of Colorado Springs

