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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 27, 2017

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

Subject: Waterbury Phase 2 Preliminary Plan (SP-17-008)

Hello Raimere,

The Planning Division of the Community Services Department has reviewed the development application for Waterbury Phase 2 Preliminary Plan and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on November 8, 2017.

Waterbury Phase 2 Preliminary Plan consists of 235 single-family residential lots and open space tracts on 80 acres, with a minimum lot size of 6,000 square feet. The property is zoned PUD, and is located near Falcon, at the intersection of Stapleton Road and Eastonville Road, northwest of Highway 24.

The El Paso County Parks Master Plan (2013) shows minimal project impact to open space, park facilities, or trails. The proposed Eastonville Primary Regional Trail is located immediately west of and/or adjacent the project site, to be located on either the east or west side of Eastonville Road. Furthermore, Falcon Regional Park is located 0.35 mile north of the project site. The Rock Island Primary Regional Trail is located 0.30 mile southeast of the project site, while the proposed Curtis Road Bicycle Route is located approximately 0.20 mile south of the site. Falcon High School is located immediately west of the project site, across Eastonville Road.

The Open Space Master Plan of the Parks Master Plan shows that the project site is located partially within the Judge Orr Road Candidate Open Space. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains to Black Squirrel Creek. The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands.



The original Waterbury PUD Development Plan, approved in 2012, included 78 acres of dedicated open space, encompassing numerous landscaped areas for pocket parks, a community center, internal trails, regional trail links, detention areas, and streetscapes, totaling 24% of the overall PUD development area. Waterbury Phase 2 Preliminary Plan contains 12 tracts for open space, drainage, and landscaping, totaling approximately 19 acres, or 24% of the original PUD's 78 acres of dedicated open space.

The Letters of Intent included with the 2012 Waterbury PUD Development Plan and the current Waterbury Phase 2 Preliminary Plan application state the following:

"Any required landscape buffers and setbacks around perimeter of the site and along selected residential roadways will be located with more detailed submittals. Conceptually, as part of the pedestrian walkway system, a Tier 1 Trail Easement is being proposed along Eastonville Road. The proposed trail and pedestrian concepts as shown on the Phase Two Preliminary Plan meets the EPC PUD code requirements and EPC Parks Master Plan as found on the county's website. The Parks Master Plan indicates the existing Tier 1 Rock Island Regional Trail along HWY 24, a County DOT recommended bicycle lane (8' paved shoulder on road) along Stapleton Drive, and a Proposed Tier 2 County Regional Trail along Eastonville. All open space and trails integrated into the development will serve as amenities to residents and provide reasonable walking and biking opportunities. The proposed regional trail connection will help establish this as well as internal sidewalks, bike lanes, and trail connectors internal to the development."

Furthermore, the Waterbury PUD Development Plan showed and annotated the proposed Eastonville Primary Regional Trail location and the internal regional trail connections along various roadways within the development, connecting the Eastonville Primary Regional Trail in the northwest to the Rock Island Regional Trail in the southeast. However, these trail connection and proposed trail easement are not shown or annotated on the Preliminary Plan.

El Paso County Parks recommends that (1) the applicant designate and provide to El Paso County a 25-foot trail easement along the southeast side of Eastonville Road that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on the Waterbury Phase 2 Preliminary Plan, as well as all forthcoming plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plats, (3) and require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban park fees in the amount of \$60,395, due at the recording of the final plats.

Recommended Motion (Preliminary Plan):

"Recommend to the Planning Commission and Board of County Commissioners that approval of Waterbury Phase 2 Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the southeast side Eastonville Road that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on the Waterbury Phase 2 Preliminary Plan, as well as all forthcoming plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plat(s), (3) require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban park fees in the amount of \$60,395."

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

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

Waterbury Phase 2 Preliminary Plan Review



Public Schools



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Secondary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Candidate Open Space Land



Major Roads



State Highways



Streets & Roads



El Paso County Parks



Waterbury Ph2 Preliminary Plan



Parcels



Streams

0.5 0.25 0 Mile

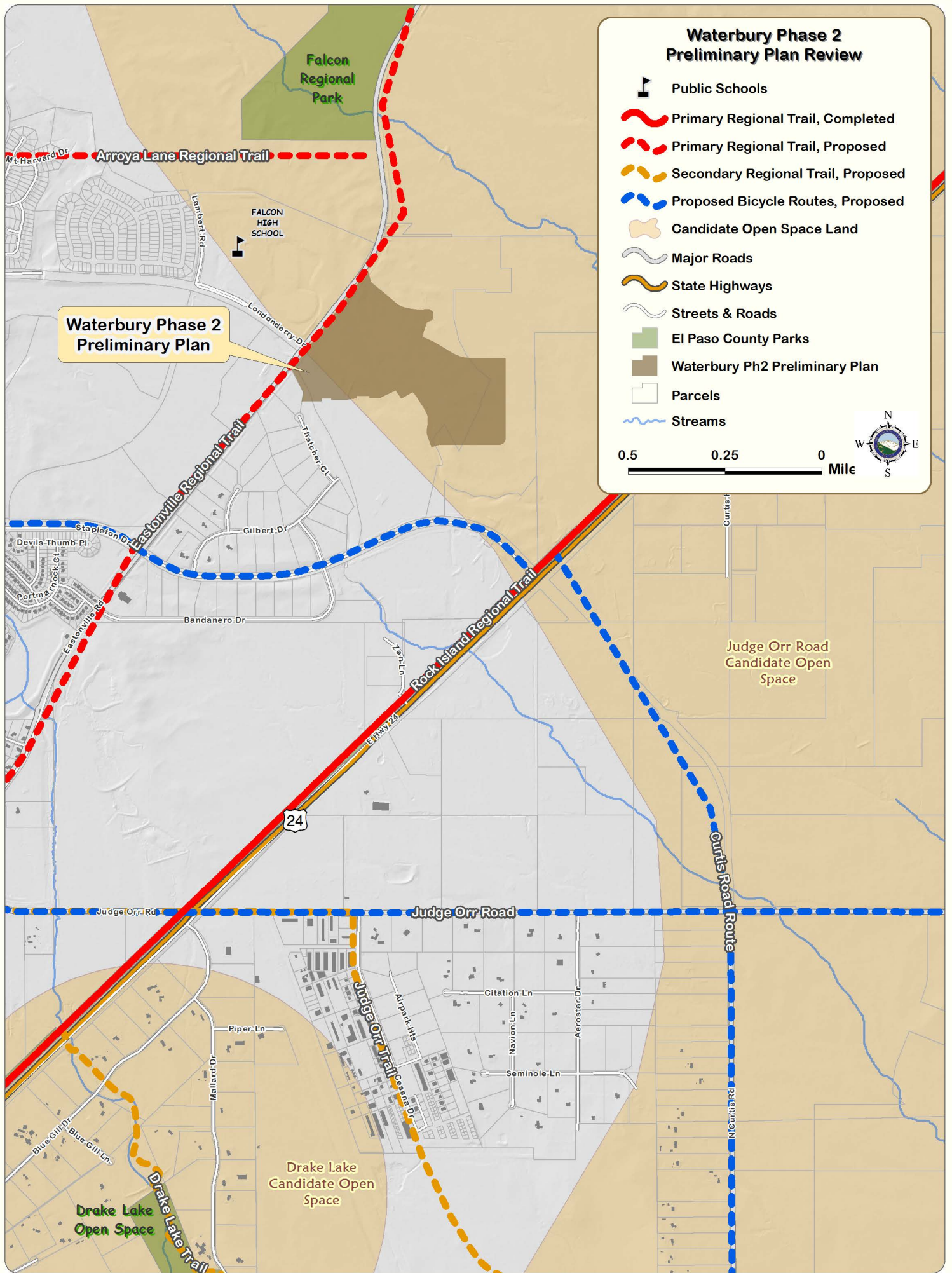


Waterbury Phase 2
Preliminary Plan

Judge Orr Road
Candidate Open
Space

Drake Lake
Candidate Open
Space

Drake Lake
Open Space



Development Application Permit Review



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

October 8, 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:	Waterbury Phase 2 Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-008	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	80.00
4-Way Ranch Joint Venture, LLC	William Guman & Associates, Ltd	Total # of Dwelling Units	235
Peter Martz	Bill Guman	Gross Density:	2.94
P.O. Box 50223	731 North Weber Street, Suite 10	Park Region:	2
Colorado Springs, CO 80949	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

Urban Density: ☒ (2.5 units or greater / 1 acre)

Regional Parks: 2	Urban Parks Area: 3
0.0194 Acres x 235 Dwelling Units = 4.559 acres	Neighborhood: 0.00375 Acres x 235 Dwelling Units = 0.88 acres
	Community: 0.00625 Acres x 235 Dwelling Units = 1.47 acres
	Total: 2.35 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 3
\$407.00 / Unit x 235 Dwelling Units = \$95,645.00	Neighborhood: \$101.00 / Unit x 235 Dwelling Units = \$23,735.00
	Community: \$156.00 / Unit x 235 Dwelling Units = \$36,660.00
	Total: \$60,395.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of Waterbury Phase 2 Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the southeast side Eastonville Road that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on the Waterbury Phase 2 Preliminary Plan, as well as all forthcoming plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plat(s), (3) require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban park fees in the amount of \$60,395.
Park Advisory Board Recommendation:	