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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 31, 2019

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

Subject: Retreat at TimberRidge Filing No. 1 Final Plat, Review #2 (SF-19-009)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Retreat at TimberRidge Filing No. 1 Final Plat, Review #2, and has the following additional comments of behalf of El Paso County Parks. Staff recognizes the addition of General Plat Note #21, which states, ***“Tract A is for regional and local trail, existing drainageway, public utilities, and open space. Tract will be owned and maintained by El Paso County, upon completion of the required improvements and county acceptance. Retreat at TimberRidge Homeowners Association shall be responsible for the aesthetic maintenance.”*** Until such time that Tract A is accepted by and deeded to El Paso County, the dedication to El Paso County of a 25’ trail easement will continue to be required along this section of Sand Creek, and furthermore, other forthcoming final plats within the Retreat at TimberRidge may require trail easement dedication as well, until such time that tract ownership is offered to and accepted by El Paso County.

This application and the following comments and recommendation were presented to and endorsed by the Park Advisory Board on May 8, 2019:

“Classic Consulting, on behalf of TimberRidge Development Group, LLC, is requesting approval of the Retreat at TimberRidge Filing No. 1 Final Plat, consisting of 70 residential lots on 68.14 acres. Minimum lot sizes vary from 12,000 square feet in the eastern portion of the property to 2.5 acres on the western side near Vollmer Road. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows one proposed regional trail connection and one proposed bicycle route impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses the central portion of the property, along Sand Creek, while the proposed Vollmer Road Bicycle Route runs adjacent to the western property boundary.

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The revised Retreat at TimberRidge PUD Development Plan, endorsed by the Park Advisory Board in January 2018 and approved by the Board of County Commissioners in March 2018, included 26.32 acres (10% of total acreage) of open space, dedicated to public open space, regional trails, internal trail corridors, water detention, and landscaping. The plan also included the Arroyo Lane and Sand Creek Primary Regional Trail corridors, which closely followed the proposed routes shown in the 2013 Parks Master Plan, but did not include the originally-planned 3.6 acre neighborhood park, as included in the first versions of the PUD Preliminary Plan. The revised PUD Development Plan was endorsed by the Park Advisory Board with the follow recommendations:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on forthcoming final plats; (2) reestablish the neighborhood park in order to not only meet the recreational needs of residents, but also to increase the open space acreage to at least 10%, thus meeting the PUD Development Plan open space requirement as dictated in the El Paso County Land Development Code; and (3) require fees in lieu of land dedication for regional park purposes. The amount of \$91,160 was calculated for informational purposes and is based upon the preliminary lot layout and will be adjusted as preliminary plans and final plats are submitted.”

The Retreat at TimberRidge Preliminary Plan, which increased the total open space percentage to 11.3%, was subsequently endorsed by the Park Advisory Board in May 2018 with the following recommendations:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Preliminary Plan include the following conditions: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on and dedicated to El Paso County on forthcoming final plats; (2) strongly recommends and encourages the reestablishment of the neighborhood park in order to meet the recreational needs of residents; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$88,150 will be required at time of the recording of the Final Plat.”

The current Filing No. 1 Final Plat application includes 0.63-acre Tract E, which according to General Note #25, is designated for “public park and open space,” to be owned and maintained by the TimberRidge Metropolitan District. While much smaller than the originally-planned 3.6-acre neighborhood park, this park facility will allow for additional recreation facilities for the residents of the Retreat at TimberRidge. Moreover, the applicant states in their Letter of Intent, that “an El Paso County regional multi-use trail (10’ wide gravel) will be provided along the west side of Sand Creek and the south side of Arroya Lane within a 25’ trail easement.” This trail easement, however, is not shown on the current Final Plat.

In addition to regional and urban park fees, Parks staff requires that the applicant provide to El Paso County a 25-foot public trail easement along the Sand Creek drainage that allows for public access, as well as construction and maintenance by El Paso County of the regional trail, and this easement be shown on and dedicated to El Paso County on this Final Plat. A park lands agreement may be acceptable alternative to urban park fees, should the applicant choose to build the neighborhood park to a cost that meets or exceeds the urban park fees for Filing No. 1.

Recommended Motion:

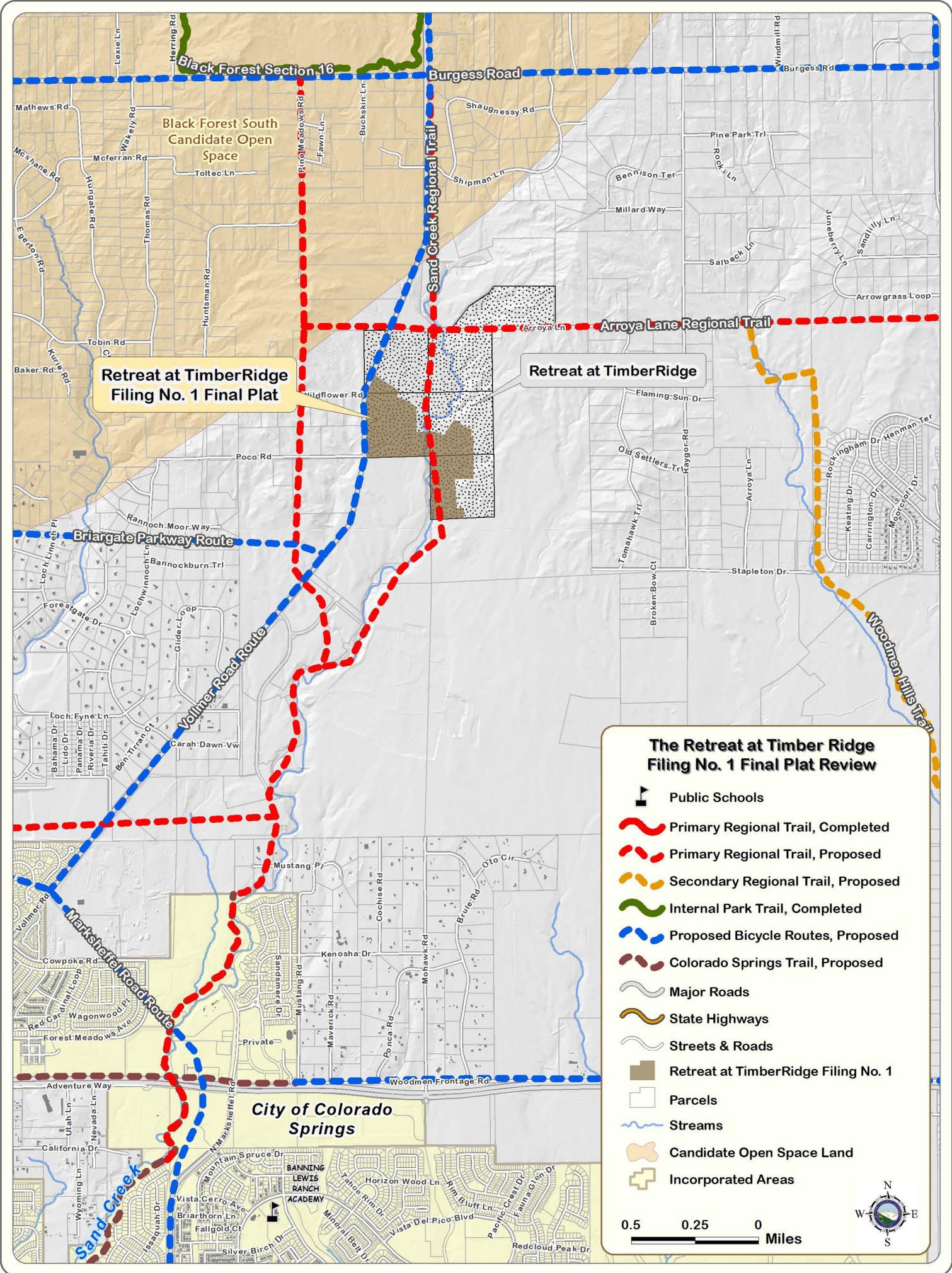
Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Filing No. 1 Final Plat include the following conditions: (1) provide to El Paso County a 25-foot public trail easement along the Sand Creek drainage that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County on this Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$31,920 and urban park fees in the amount of \$20,160. A park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording this Final Plat.”

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

Sincerely,



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



Development Application Permit Review



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

May 8, 2019

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:	Retreat at TimberRidge Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-007	Total Acreage:	68.14
		Total # of Dwelling Units:	70
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.57
TimberRidge Development Group, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	Urban Park Area:	2, 3
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		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 70 Dwelling Units = 1.358
Total Regional Park Acres: 1.358

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

Urban Park Area: 2, 3

Neighborhood:	0.00375 Acres x 70 Dwelling Units =	0.26
Community:	0.00625 Acres x 70 Dwelling Units =	0.44
	Total Urban Park Acres:	0.70

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 70 Dwelling Units = \$31,920
Total Regional Park Fees: \$31,920

Urban Park Area: 2, 3

Neighborhood:	\$113 / Dwelling Unit x 70 Dwelling Units =	\$7,910
Community:	\$175 / Dwelling Unit x 70 Dwelling Units =	\$12,250
	Total Urban Park Fees:	\$20,160

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Filing No. 1 Final Plat include the following conditions: (1) provide to El Paso County a 25-foot public trail easement along the Sand Creek drainage that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County on this Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$31,920 and urban park fees in the amount of \$20,160. A park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation:

Endorsed 05/08/2019