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

February 2, 2021

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

Subject: Grandwood Ranch Final Plat (SF-20-026)

Hello John,

The Park Operations Division of the Community Services Department has reviewed the Grandwood Ranch Final Plat development application and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on February 10, 2021:

This is a request by Matrix Design Group on behalf of Sylvan Vista, Inc., for endorsement of the Grandwood Ranch Final Plat, consisting of 48 single-family residential lots on approximately 151 acres. The project site is located northeast of the intersection of Higby Road and Fairplay Drive near the Town of Monument within the Tri-Lakes Comprehensive Plan area. The property is currently zoned RR-2.5 with a minimum lot size of 2.5 acres.

The 2013 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Fox Run Primary Regional Trail are located 0.50 mile and 1.0 mile to the south of the site, respectively, and Fox Run Regional Park is located approximately 1.2 miles to the southeast. The existing New Santa Fe Regional Trail is located approximately 1.75 mile west of the site, while the proposed Cherry Creek Primary Regional Trail and Highway 105 Bicycle Route are located 0.75 mile north of the site.

Grandwood Ranch contains 14.59 acres dedicated to open space, landscape tracts, utilities, and drainage ways, comprising 9.7% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. The applicants Letter of Intent states:

"The primary function of the open space is to provide wetland habitat preservation. A secondary function of the open Space is to provide passive recreational and trail opportunities for the subdivision's residences. The open Space is primarily located within existing natural drainage ways facilitating streams, ponds, and riparian habitat."

As stated, Tracts A and D contain natural drainages and wetland environments, which will serve as natural open space to the residents of Grandwood Ranch, however, no trail systems were shown on the Preliminary Plan or Final Plat.



As no trail easements or park land dedications are necessary for this application, staff recommends fees in lieu of land for regional park purposes.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Grandwood Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$22,416.

Please feel free to contact me should you have any questions or concerns.

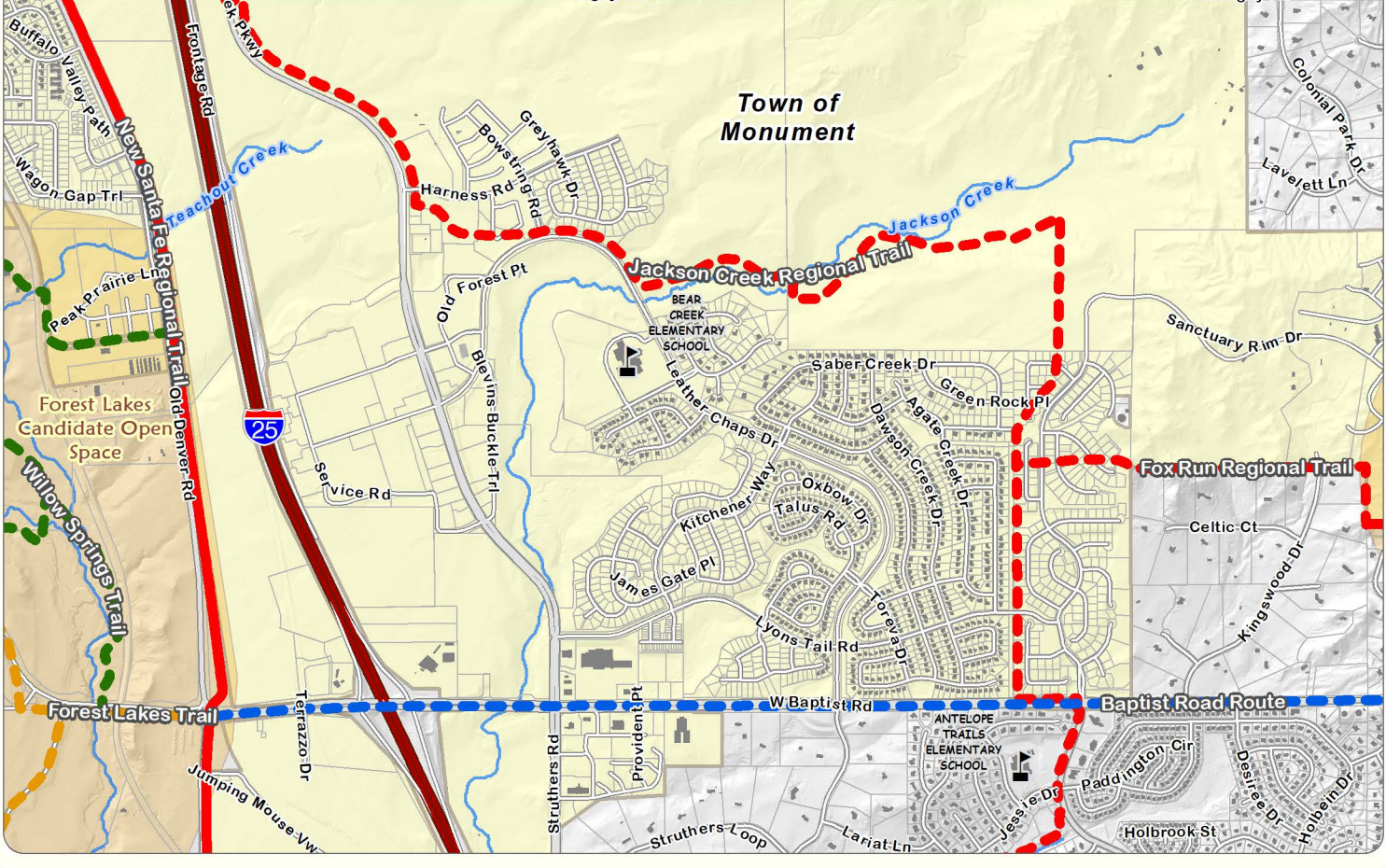
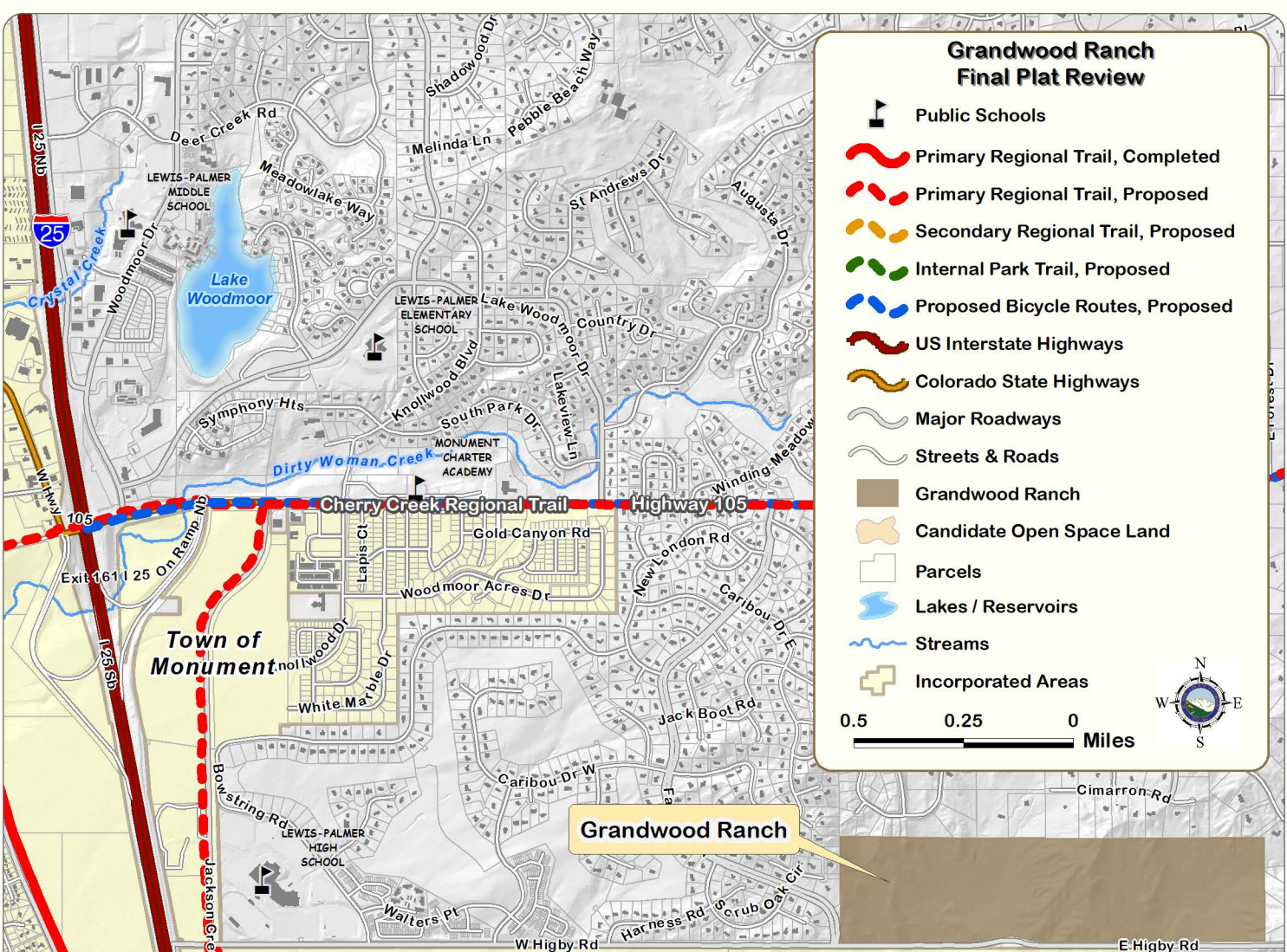
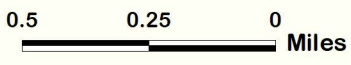
Sincerely,



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

Grandwood Ranch Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Grandwood Ranch
-  Candidate Open Space Land
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Incorporated Areas



Development Application Permit Review



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

February 10, 2021

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:	Grandwood Ranch Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-20-026	Total Acreage:	151.00
		Total # of Dwelling Units:	48
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.79
Sylvan Vista, Inc.	Matrix Design Grup	Regional Park Area:	2
William F Herebic II	Jason Alwine	Urban Park Area:	1
14160 Gleneagle Drive	2435 Research Parkway	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80921	Colorado Springs, CO 80920	Proposed Zoning Code:	RR-2.5

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 48 Dwelling Units = 0.931
Total Regional Park Acres: 0.931

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 48 Dwelling Units = 0.00
 Community: 0.00625 Acres x 48 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 48 Dwelling Units = \$22,416
Total Regional Park Fees: \$22,416

Urban Park Area: 1

Neighborhood: \$116 / Dwelling Unit x 48 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 48 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Grandwood Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$22,416.

Park Advisory Board Recommendation: