

COMMUNITY SERVICES DEPARTMENT

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

November 23, 2020

John Green
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Grandwood Ranch Final Plat (SF-2026)

John,

The Community Services Department has reviewed the Grandwood Ranch Final Plat and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 9, 2020 and its recommendation will be provided after the meeting.

This is a request for approval by Matrix Design Group on behalf of Sylvan Vista Inc. for the Grandwood Ranch Final Plat.

The proposed Grandwood Ranch Preliminary Plan is located at the northwest corner of the Higby Road and Fairplay Drive intersection. The property totals 151 acres and is currently zoned RR-5. The applicant proposes rezoning the property to RR-2.5 to allow for a (48) lot single-family residential development.

The 2013 El Paso County Parks Master Plan shows no County regional trail, park, or open space within the project area. However, staff recommends the applicant contact the Town of Monument and the City of Colorado Springs to coordinate any potential parks or trails.

The open space designation proposed within the Grandwood Ranch development totals 14.59 acres, or 10% of the subdivision. Staff encourages the applicant to develop a system of sidewalks/trails and/or a small pocket park for the residents to enjoy.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$22,416 as shown on the attached Subdivision Review Form.



Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners when considering / approving of the Grandwood Ranch Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$22,416.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

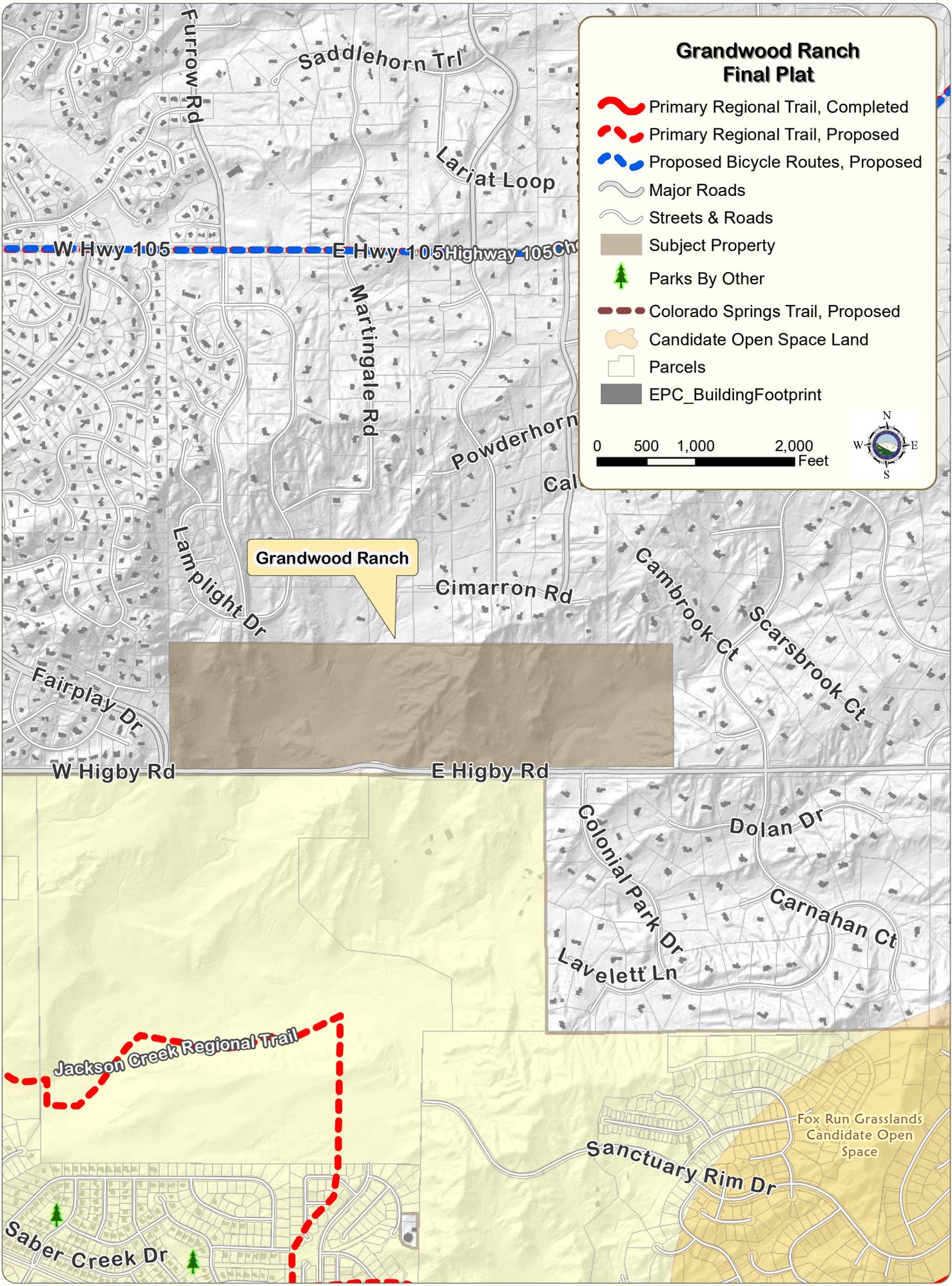
Grandwood Ranch Final Plat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Subject Property
- Parks By Other
- Colorado Springs Trail, Proposed
- Candidate Open Space Land
- Parcels
- EPC_BuildingFootprint

0 500 1,000 2,000 Feet



Grandwood Ranch



Development Application Permit Review



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

December 9, 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:	Grandwood Ranch Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-2026	Total Acreage:	150.96
		Total # of Dwelling Units:	48
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.79
Sylvan Vista Inc.	Matrix Design Group	Regional Park Area:	2
William Herebic	Jason Alwine	Urban Park Area:	1
14160 Gleneagle Drive	2435 Research Parkway	Existing Zoning Code:	RR-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: Recommend to the Planning Commission and Board of County Commissioners when considering / approving of the Grandwood Ranch Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$22,416.

Park Advisory Board Recommendation: