

Parks & Community Services Department

Todd Marts, Executive Director

Parks & Community Services
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Board of County Commissioners

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Carrie Geitner, District 2
Bill Wysong, District 3
Cory Applegate, District 4
Cami Bremer, District 5

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

Subject: Preamble at Hannah Ridge Filing No. 3 Final Plat (SF-25-001)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Preamble at Hannah Ridge Filing No. 3 Final Plat, and has the following preliminary comments on behalf of El Paso County Parks. This application, as well as the following comments and recommendations, will be presented to the Park Advisory Board for their consideration and endorsement on February 12, 2025.

This is a request for endorsement by N.E.S., Inc., on behalf of Elite Properties of America, of Preamble at Hannah Ridge Filing No. 3 Final Plat, which consists of 38 single-family residential lots on 7.44 acres. In the original PUD Development Plan and Preliminary Plan, the applicant referred to the lot sizes and layout as a “small lot community design.” The property is located immediately northwest of the intersection of Constitution Avenue and Akers Drive.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space facilities. The proposed Marksheffel Road Bicycle Route is located approximately 0.25 miles east of the project site. The City of Colorado Springs’ Rock Island Trail is located approximately 0.35 miles west and north. The site is not located within any Candidate Open Space Area.

Preamble at Hannah Ridge contains numerous tracts designated for general open space, pedestrian corridors, landscaping, drainage and stormwater retention, and public utilities. Filing No. 3 contains 4.18 acres (56.2%) of open space tracts, while the original Hannah Ridge at Feathergrass PUD Development Plan and Preliminary Plan, which was approved by the Board of County Commissioners in 2013, provided 11.80 acres of open space, therefore meeting the PUD minimum 10% open space land dedication requirement. These open space tracts include a 3.07-acre open space tract for wetlands, a 5.38-acre tract for a park site, and a 1.33-acre drainage corridor.

The applicant's Letter of Intent states the following in regard to open space and pedestrian corridors:

- *"The unique nature of this community allows for homes to face open space areas providing a more pedestrian focused entry point for the homes by situating the entrances away from the roads within the subdivision. Further, because of this, each home will have direct access to the contiguous open space within the subdivision. The subdivision is also providing more than the required open space and more than the required contiguous open space."*
- *"The proposed sidewalk network promotes community interaction as users will share a sidewalk in most areas that connects to open space. Additionally, the Rock Island Regional Trail is less than a half a mile to the west of the site and can be accessed via public sidewalks. The layout of the subdivision also separates pedestrian and driveway access more than typical suburban communities providing enhanced pedestrian connectivity to interior and adjacent pedestrian routes."*
- *"The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County. Usable open space on the PUD is 1.33 AC or 18% of the site. 4.184 acres (56.20% of the overall site) is proposed as open space and will include common areas, drainage corridors, and a full spectrum detention facility and perimeter landscape areas."*
- *"El Paso County Parks Master Plan: The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Preamble at Hannah Ridge filing 3 subdivision will contain 4.41-acres of useable open space within the subdivision boundary. About a quarter mile to the west of the site is a regional trail that connects to Cimarron Eastridge Park which will be easily accessible for future residents."*

As no park land or trail easement dedications are necessary for these filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion (Final Plat):

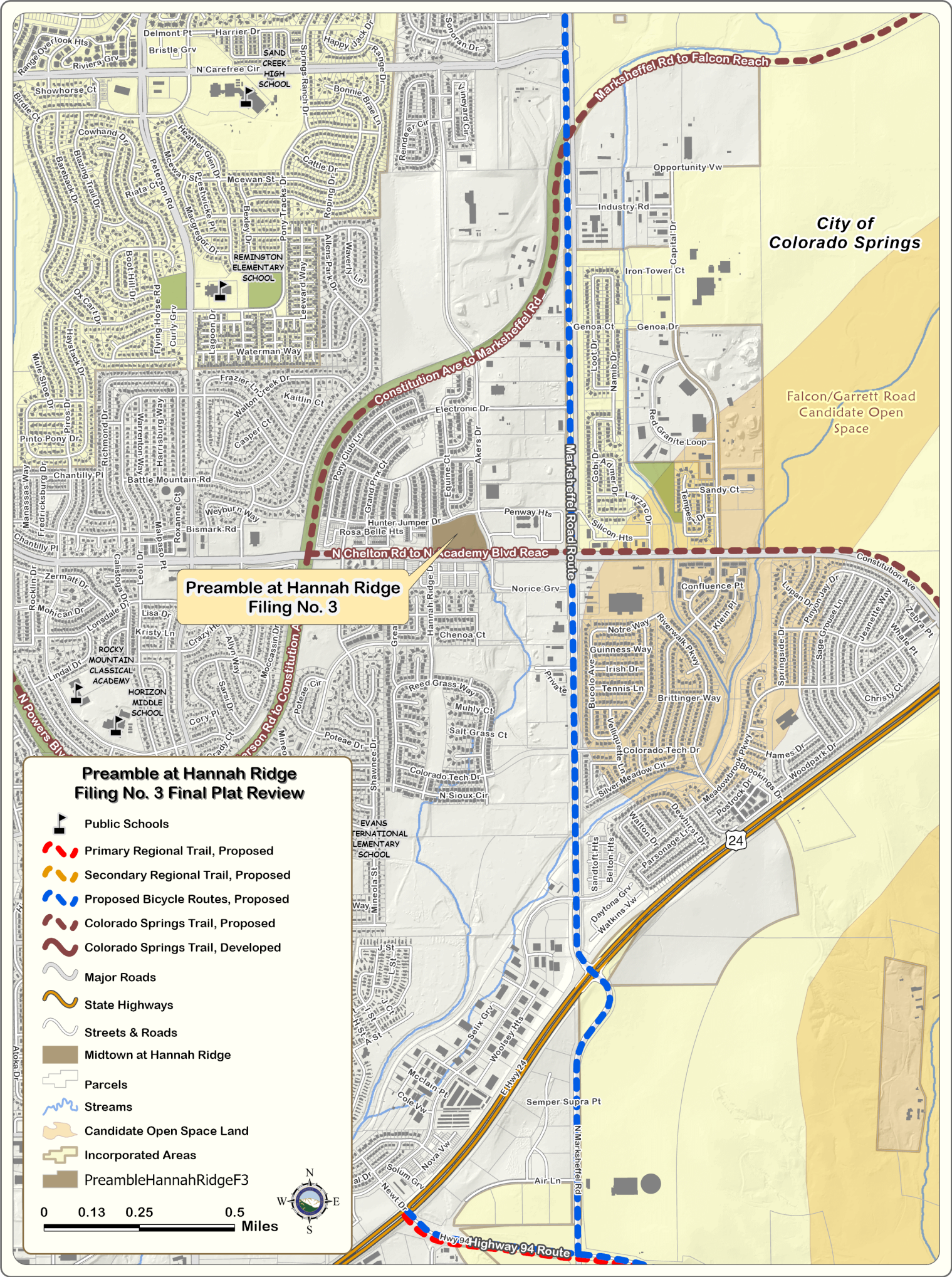
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Preamble at Hannah Ridge Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,190 and urban park purposes in the amount of \$11,514 to be paid at time of the recording of this Final Plat.

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

Sincerely,



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















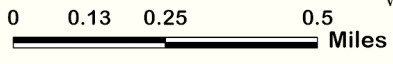
City of Colorado Springs

Falcon/Garrett Road Candidate Open Space

**Preamble at Hannah Ridge
Filing No. 3**

**Preamble at Hannah Ridge
Filing No. 3 Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Trail, Developed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Midtown at Hannah Ridge
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas
-  PreambleHannahRidgeF3



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Highway 94 Route

Marksheffel Rd to Falcon Reach

Constitution Ave to Marksheffel Rd

N Chelton Rd to N Academy Blvd Reach

N Powers Blvd

Highway 94 Route

N Marksheffel Rd

**Development
Application
Review
Form**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

February 12, 2025

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:	Preamble at Hannah Ridge Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-001	Total Acreage:	7.44
		Total # of Dwelling Units:	38
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	12.77
Elite Properties of America	N.E.S., Inc.	Regional Park Area:	2
Jim Boulton	Ann Odom	Urban Park Area:	3
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80903	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	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 2 0.0194 Acres x 38 Dwelling Units = 0.737 Total Regional Park Acres: 0.737	Urban Park Area: 3 Neighborhood: 0.00375 Acres x 38 Dwelling Units = 0.14 Community: 0.00625 Acres x 38 Dwelling Units = 0.24 Total Urban Park Acres: 0.38
FEE REQUIREMENTS	
Regional Park Area: 2 \$505 / Dwelling Unit x 38 Dwelling Units = \$19,190 Total Regional Park Fees: \$19,190	Urban Park Area: 3 Neighborhood: \$119 / Dwelling Unit x 38 Dwelling Units = \$4,522 Community: \$184 / Dwelling Unit x 38 Dwelling Units = \$6,992 Total Urban Park Fees: \$11,514

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 Preamble at Hannah Ridge Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,190 and urban park purposes in the amount of \$11,514 to be paid at time of the recording of this Final Plat.

Park Advisory Board Recommendation: