



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

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

May 3, 2019

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

Subject: Midtown at Hannah Ridge PUD Preliminary Plan, Filing No. 1 Final Plat, Filing No. 2 Final Plat (PUDSP-19-004, SF-19-006, SF-19-007)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Midtown at Hannah Ridge PUD Preliminary Plan, Filing No. 1 Final Plat, and Filing No. 2 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 May 8, 2019.

Classic Consulting Engineers & Surveyors, LLC, on behalf of Feathergrass Investments, LLC, is requesting approval for Midtown at Hannah Ridge PUD Preliminary Plan and Filings No. 1 and 2 Final Plats. Filing No. 1 consists of 61 single-family residential lots on 9.12 acres, while Filing No. 2 consists of 28 lots on 3.26 acres, each with a minimum lot size of 2,086 square feet. The applicant refers to the lot sizes and layout as a "small lot community design." The property is located near the intersection of Constitution Avenue and Akers Drive.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.75 mile east of the project sites. The City of Colorado Springs' Rock Island Trail is located immediately adjacent the westernmost boundary of the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located 1 mile to the southeast of the project site.

Each filing contains numerous open space tracts designated for general open space, drainage and stormwater retention, landscaping, or public utilities, as outlined in the general notes for each filing and the applicant's Letter of Intent. Filing No. 1 contains 3.96 acres (43%) of open space tracts, while the adjacent Filing No. 2 lists 1.05 acres (32%), with each filing exceeding the 10% PUD open space requirement. Furthermore, the Hannah Ridge at Feathergrass Preliminary Plan/PUD Development Plan, which was approved by the Board of County Commissioners in 2013, open space dedication totaled 11.80 acres, meeting the PUD minimum 10% open space land dedication requirement. These open

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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. A trail is proposed within the drainage corridor and park site to create connectivity between the open space parcels. The Development Plan also indicated a number of smaller open space tracts within the subdivision to provide connections to the aforementioned Rock Island Trail.

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 (PUD Preliminary Plan):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge PUD Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$40,584 and urban park fees in the total amount of \$25,632 will be required at the time of the recording of the Final Plats. 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 the final plat.

*** Recommended Motion (Filing No. 1 Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$27,816 and urban park fees in the amount of \$17,568. 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 the final plat.

*** Recommended Motion (Filing No. 2 Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$12,768 and urban park fees in the amount of \$8,064. 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 the final plat.

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

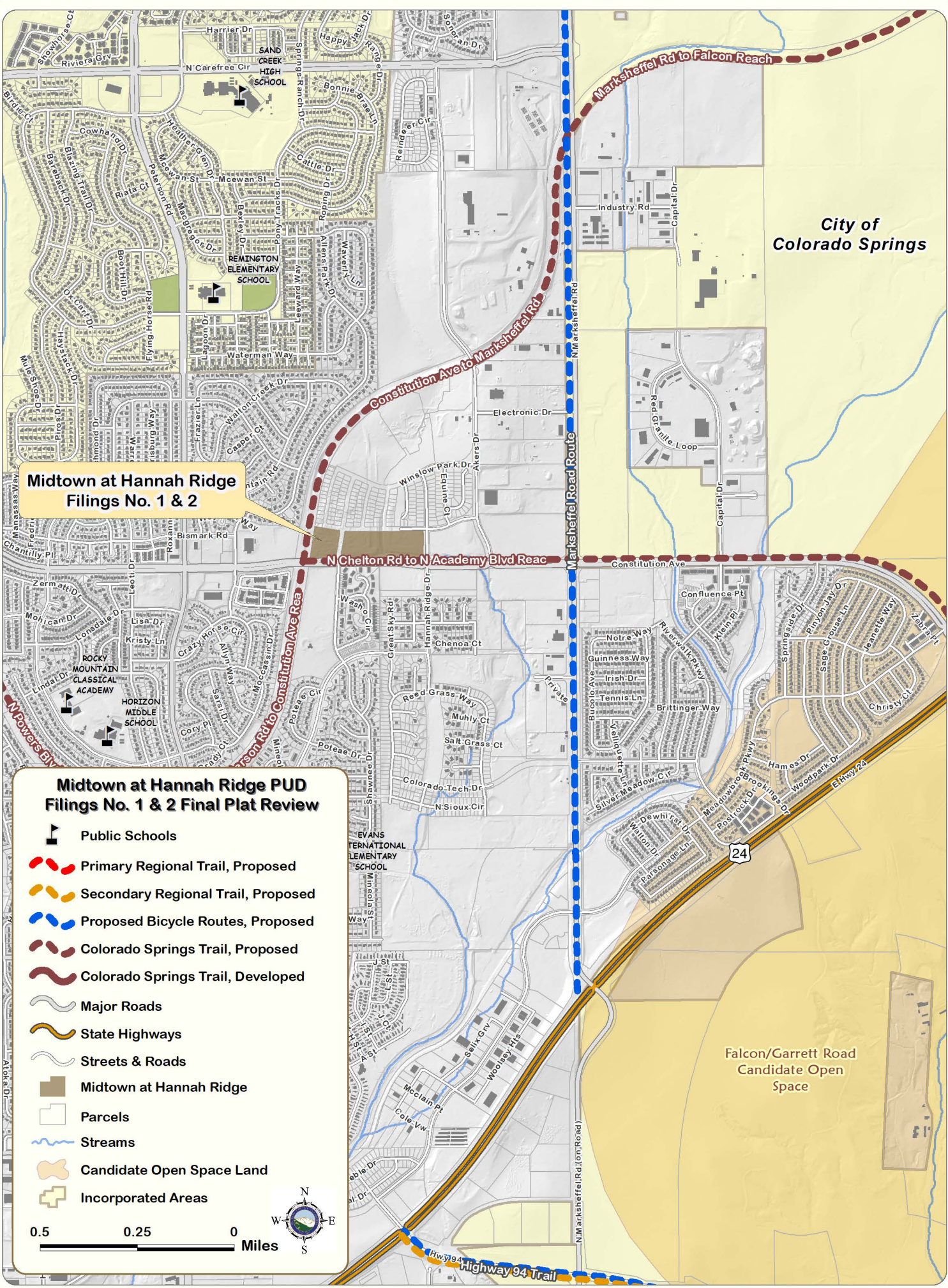
City of
Colorado Springs

Midtown at Hannah Ridge
Filings No. 1 & 2

Midtown at Hannah Ridge PUD Filings No. 1 & 2 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

0.5 0.25 0 Miles



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:	Midtown at Hannah Ridge PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-004	Total Acreage:	12.38
		Total # of Dwelling Units:	89
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	17.97
Feathergrass Investment, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Urban Park Area:	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Existing Zoning Code:	RM-30
		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 89 Dwelling Units = 1.727
Total Regional Park Acres: 1.727

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 89 Dwelling Units = 0.33
 Community: 0.00625 Acres x 89 Dwelling Units = 0.56
Total Urban Park Acres: 0.89

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 89 Dwelling Units = \$40,584
Total Regional Park Fees: \$40,584

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 89 Dwelling Units = \$10,057
 Community: \$175 / Dwelling Unit x 89 Dwelling Units = \$15,575
Total Urban Park Fees: \$25,632

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge PUD Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$40,584 and urban park fees in the total amount of \$25,632 will be required at the time of the recording of the Final Plats. 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 the final plat.

Park Advisory Board Recommendation:

**Development
Application
Permit
Review**



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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:	Midtown at Hannah Ridge Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-007	Total Acreage:	9.12
		Total # of Dwelling Units:	61
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	16.72
Feathergrass Investment, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Urban Park Area:	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Existing Zoning Code:	RM-30
		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 61 Dwelling Units = 1.183
Total Regional Park Acres: 1.183

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 61 Dwelling Units = 0.23
 Community: 0.00625 Acres x 61 Dwelling Units = 0.38
Total Urban Park Acres: 0.61

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 61 Dwelling Units = \$27,816
Total Regional Park Fees: \$27,816

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 61 Dwelling Units = \$6,893
 Community: \$175 / Dwelling Unit x 61 Dwelling Units = \$10,675
Total Urban Park Fees: \$17,568

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$27,816 and urban park fees in the amount of \$17,568. 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 the final plat.

Park Advisory Board Recommendation:

Development Application Permit Review



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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:	Midtown at Hannah Ridge Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-006	Total Acreage:	3.26
		Total # of Dwelling Units:	28
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	21.47
Feathergrass Investment, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Urban Park Area:	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Existing Zoning Code:	RM-30
		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 28 Dwelling Units = 0.543
Total Regional Park Acres: 0.543

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 28 Dwelling Units = 0.11
 Community: 0.00625 Acres x 28 Dwelling Units = 0.18
Total Urban Park Acres: 0.28

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 28 Dwelling Units = \$12,768
Total Regional Park Fees: \$12,768

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 28 Dwelling Units = \$3,164
 Community: \$175 / Dwelling Unit x 28 Dwelling Units = \$4,900
Total Urban Park Fees: \$8,064

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$12,768 and urban park fees in the amount of \$8,064. 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 the final plat.

Park Advisory Board Recommendation: