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COMMUNITY SERVICES DEPARTMENT

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

November 7, 2019

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

Subject: The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan and Filing No. 1 Final Plat (PUDSP-19-007, SF-19-019)

Hello Nina,

The Planning Division of the Community Services Department has reviewed The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 1 Final Plat applications, 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 on November 13, 2019:

This is a request by N.E.S., Inc., on behalf of GTL, Inc., for approval of The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 1 Final Plat. The Estates at Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Rex Road. The proposed 28.9-acre development will include 16 single-family residential lots, with a minimum lot size of 1.03 acres. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows the proposed and partially existing Meridian Ranch Secondary Regional Trail running east-west through the northern-most section of the property. This trail is completed and paved concrete trail to the west of the development, while it is proposed to the east, as it proceeds into Falcon Regional Park approximately 0.95 mile east of site. Furthermore, the proposed Arroyo Lane Regional Trail alignment is located 0.45 mile south of the property, while the proposed Eastonville Regional Trail is located approximately 1 mile southeast of the property. Both the Eastonville and Meridian Ranch Regional Trails will be constructed within the boundary of Falcon Regional Park within the next 6 months, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.



The open space dedication proposed within The Estates at Rolling Hills Ranch comprises 5.2 acres, or 18% of the subdivision, and therefore exceeds the required open space dedication of 10%. An extensive trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including the neighborhood parks, community and recreation centers, and an 18-hole golf course.

The current PUD Development Plan and Preliminary Plan show a 25-foot trail easement along the northern boundary of the project site, however, the Final Plat notes do not reference the dedication of the trail easement to El Paso County. As such, staff recommends that the applicant designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat.

County Parks acknowledges the waiver of \$7,296 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands, and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to \$4,608.

Recommended Motion (PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$4,608 will be required at 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 forthcoming Final Plat.

Recommended Motion: (Filing No. 1 Final Plat)

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso

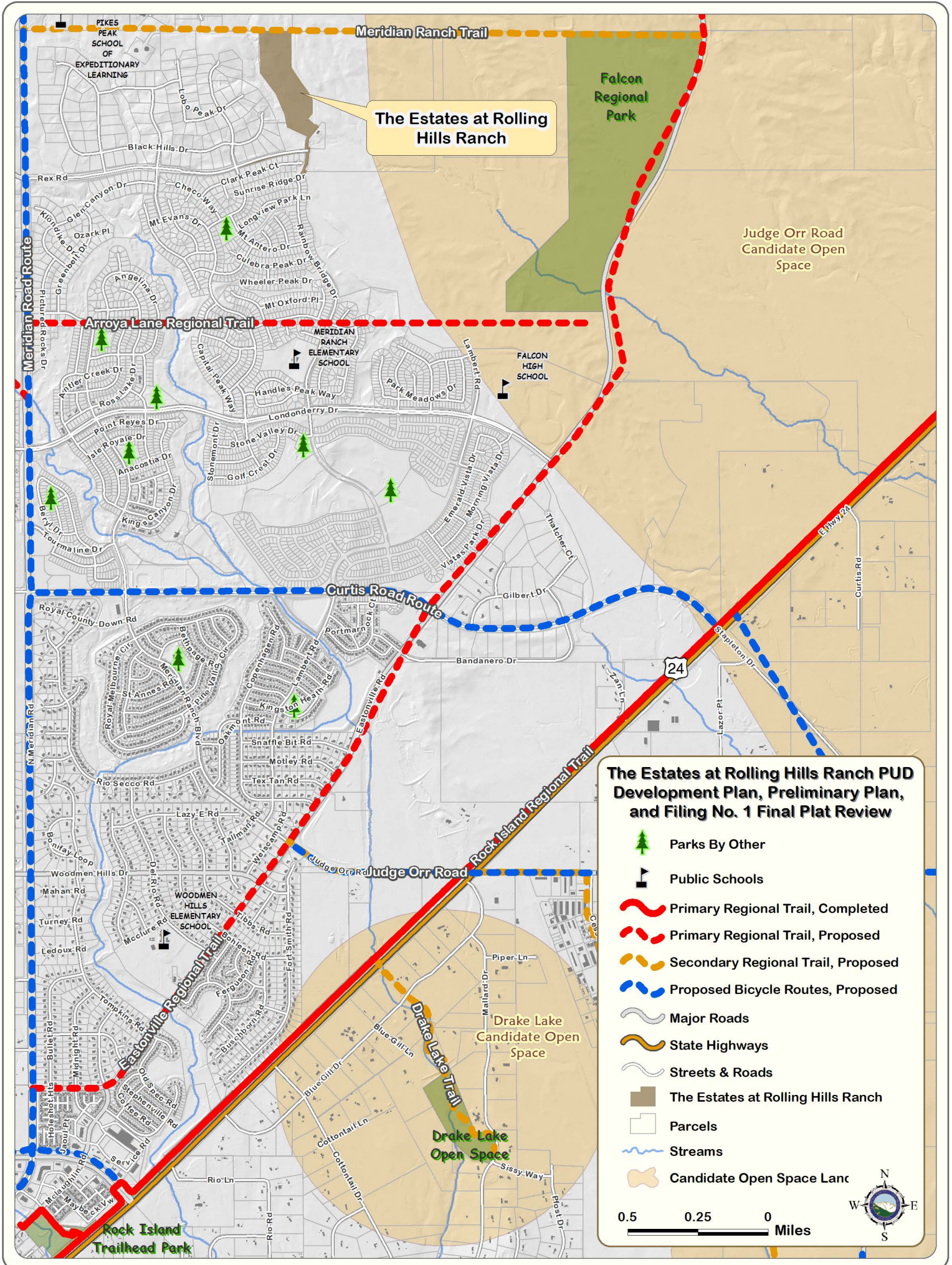
County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of \$4,608. A Park Lands Agreement may be an 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,

A handwritten signature in blue ink, appearing to read "Ross A. Williams", with a stylized, flowing script.

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

November 13, 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.

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|-----------------------|---|-------------------------------|-------------------|
| Name: | The Estates at Rolling Hills Ranch PUD/Preliminary Plan | Application Type: | PUD / Prelim Plan |
| PCD Reference #: | PUDSP-19-007 | Total Acreage: | 28.90 |
| | | Total # of Dwelling Units: | 16 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 1.38 |
| GTL Development, Inc. | N.E.S., Inc. | Regional Park Area: | 2 |
| 3575 Kenyon Street | 619 North Cascade Avenue | Urban Park Area: | 3 |
| San Diego, CA 92110 | Suite 200 | Existing Zoning Code: | PUD |
| | Colorado Springs, CO 80903 | Proposed Zoning Code: | PUD |

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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| 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. |
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| LAND REQUIREMENTS | Urban Density (> 1 Dwelling Unit Per 2.5 Acres): | YES |
| Regional Park Area: 2 | Urban Park Area: 3 | |
| 0.0194 Acres x 16 Dwelling Units = 0.310 | Neighborhood: 0.00375 Acres x 16 Dwelling Units = 0.06 | |
| Total Regional Park Acres: 0.310 | Community: 0.00625 Acres x 16 Dwelling Units = 0.10 | |
| | Total Urban Park Acres: 0.16 | |
| FEE REQUIREMENTS | Urban Park Area: 3 | |
| Regional Park Area: 2 | Neighborhood: \$113 / Dwelling Unit x 16 Dwelling Units = \$1,808 | |
| \$456 / Dwelling Unit x 16 Dwelling Units = \$7,296 | Community: \$175 / Dwelling Unit x 16 Dwelling Units = \$2,800 | |
| Total Regional Park Fees: \$7,296 | Total Urban Park Fees: \$4,608 | |

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$4,608 will be required at 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 forthcoming Final Plat.

Park Advisory Board Recommendation:

Development
Application
Permit
Review



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

November 13, 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.

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|---------------------------|--|--------------------------------------|------------|
| Name: | The Estates at Rolling Hills Filing No. 1 Final Plat | Application Type: | Final Plat |
| PCD Reference #: | SF-19-019 | Total Acreage: | 28.90 |
| | | Total # of Dwelling Units: | 16 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 1.38 |
| GTL Development, Inc. | N.E.S., Inc. | Regional Park Area: | 2 |
| 3575 Kenyon Street | 619 North Cascade Avenue | Urban Park Area: | 3 |
| San Diego, CA 92110 | Suite 200 | Existing Zoning Code: | PUD |
| | Colorado Springs, CO 80903 | Proposed Zoning Code: | PUD |

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| 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. |
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| LAND REQUIREMENTS | | Urban Density (> 1 Dwelling Unit Per 2.5 Acres): | | YES |
|---|--|--|---|----------------|
| Regional Park Area: 2 | | Urban Park Area: 3 | | |
| 0.0194 Acres x 16 Dwelling Units = 0.310 | | Neighborhood: | 0.00375 Acres x 16 Dwelling Units = | 0.06 |
| Total Regional Park Acres: 0.310 | | Community: | 0.00625 Acres x 16 Dwelling Units = | 0.10 |
| | | Total Urban Park Acres: | | 0.16 |
| FEE REQUIREMENTS | | Urban Park Area: 3 | | |
| Regional Park Area: 2 | | Neighborhood: | \$113 / Dwelling Unit x 16 Dwelling Units = | \$1,808 |
| \$456 / Dwelling Unit x 16 Dwelling Units = \$7,296 | | Community: | \$175 / Dwelling Unit x 16 Dwelling Units = | \$2,800 |
| Total Regional Park Fees: \$7,296 | | Total Urban Park Fees: | | \$4,608 |

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of \$4,608. 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: