

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Trails at Aspen Ridge Filing No. 3 Final Plat

Agenda Date: July 14, 2021

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Matrix Design Group on behalf of COLA, LLC., for The Trails at Aspen Ridge Filing No. 3 Final Plat, consisting of 198 residential single-family lots on 37.95 acres. This proposed subdivision is within the boundaries of the Trails at Aspen Ridge PUD Development Plan and Preliminary Plan, which was endorsed by the Park Advisory Board in August 2019 and again in March 2021. Zoned PUD, the site is located southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 approximately 0.40 mile west of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road approximately 0.25 mile north of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The original Trails at Aspen Ridge PUD Preliminary Plan contained 27.04 acres of open space, or 22.9% of the total project acreage, designated for open space, trails, parks, landscaping, or stormwater detention purposes. Furthermore, applicant proposed *“various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site.”* The Amended PUD Preliminary Plan and Landscape Plans, endorsed by the Park Advisory Board in March 2021, continued to show an interconnected network of parks, trails, sidewalks, and open spaces, although open space and park land acreages were reduced to 17.8 acres or 15.1%, still exceeding the required 10% PUD open space requirement. All parks, trails, and open spaces will be owned and maintained by the Waterview II Metropolitan District.

The Trails at Aspen Ridge Filing No. 3 Final Plat contains Tracts A through H, all of which are designated as parks, trails, open space, stormwater drainage, and utilities. Tract F is the location of the aforementioned central community park site, reduced to 3-acres during the Amended PUD Preliminary Plan process, and the applicant has included detailed landscape plans for the park with the Filing No. 3 Final Plat application. Furthermore, the applicant has indicated their intention to enter into a Park Lands Agreement (PLA) for the construction of the community park and has been working with El Paso County Parks staff to finalize the formal PLA request and application. Staff is pleased with the applicant's continuing efforts to provide

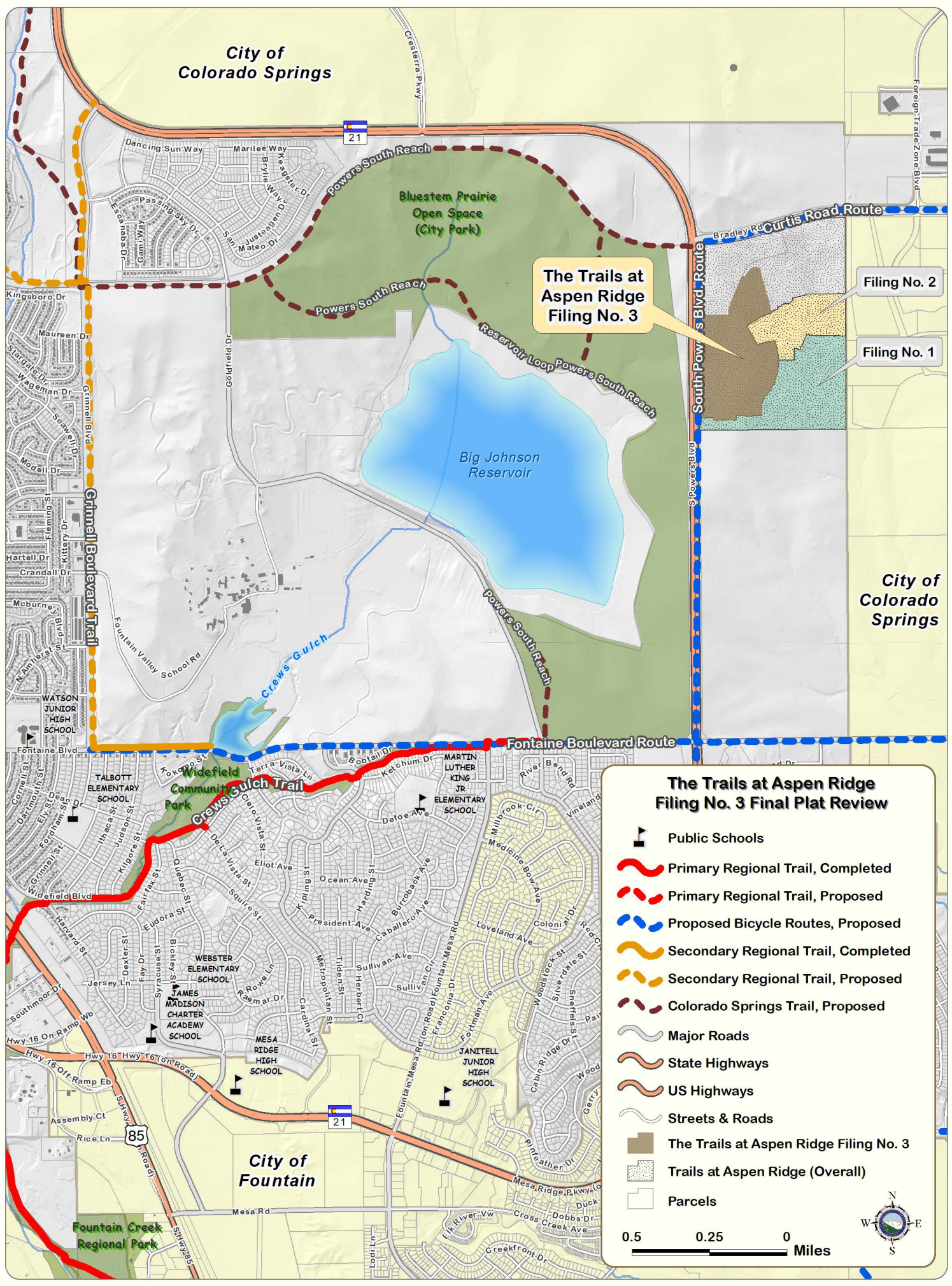
easily accessible recreational amenities to the residents and visitors of the Trails at Aspen Ridge.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. The aforementioned Park Lands Agreement will be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to the recording of the Trails at Aspen Ridge Filing No. 3 Final Plat.

Recommended Motion: Filing No. 3 Final Plat

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Trails at Aspen Ridge Filing No. 3 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$91,080 and urban park fees in the total amount of \$57,420. 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.

City of Colorado Springs



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

July 14, 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:	The Trails at Aspen Ridge Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-022	Total Acreage:	37.95
		Total # of Dwelling Units:	198
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	13.04
COLA, LLC.	Matrix Design Group	Regional Park Area:	4
555 Middle Creek Parkway	Jason Alwine	Urban Park Area:	4
Suite 380	2435 Research Parkway, Suite 300	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80920	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: 4

0.0194 Acres x 198 Dwelling Units = 3.841
Total Regional Park Acres: 3.841

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

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 198 Dwelling Units = 0.74
Community: 0.00625 Acres x 198 Dwelling Units = 1.24
Total Urban Park Acres: 1.98

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 198 Dwelling Units = \$91,080
Total Regional Park Fees: \$91,080

Urban Park Area: 4

Neighborhood: \$114 / Dwelling Unit x 198 Dwelling Units = \$22,572
Community: \$176 / Dwelling Unit x 198 Dwelling Units = \$34,848
Total Urban Park Fees: \$57,420

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Trails at Aspen Ridge Filing No. 3 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$91,080 and urban park fees in the total amount of \$57,420. 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:

PAB Endorsed 07/14/2021