

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

July 22, 2022

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

**Subject: North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan – Preliminary Comments (PUDSP-22-008)**

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan application 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 for endorsement on August 10, 2022:

This is a request for approval by N.E.S., Inc., on behalf of Lake Woodmoor Holdings, LLC., of the North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan. The project site is located northeast of Monument, on the north shores of Lake Woodmoor near the intersection of Deer Creek Road and Woodmoor Drive. The property consists of 7.23 acres, with 35 residential townhome lots and 5 tracts and is currently zoned R-4, however, a rezone to Planned Unit Development (PUD) is being processed concurrently.

The 2013 and 2022 El Paso County Parks Master Plans show no impacts to parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 0.75 mile south of the property, while the existing New Santa Fe Primary Regional Trail is located 0.75 mile to the west of the property. Lewis-Palmer School District No. 38 is planning to construct the Lewis-Palmer Trail in the immediate vicinity of North Bay at Woodmoor. This trail will provide much-needed pedestrian connections to nearby neighborhoods, schools, businesses, and other local attractions to the west and south of the project site.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. North Bay at Lake Woodmoor falls completely within an updated Candidate Open Space Area. Located at the southern edge of the Black Forest, open space attribute values here include the surface water and wetland areas, floodplains, and moderate to high wildlife impacts. The project has received a Prebles Meadow Jumping Mouse clearance letter from the U.S. Fish and Wildlife Service, while the site development and drainage infrastructure are designed to reduce negative impacts to Lake Woodmoor and its floodplains, wetlands, and environmental habitat.

The North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan shows 4.07 acres of land dedicated to open space, landscape tracts, and drainage infrastructure, thus providing for 56.3% open space within the development. The letter of intent states the following in regard to parks, trails, and open spaces:



- *“All other tracts include public access, public utilities, public improvement, drainage, landscaping, mail kiosk, and private parking and provide 177,202 SF of open space, all owned and maintained by the North Bay at Lake Woodmoor HOA.”*
- *“The North Bay at Lake Woodmoor PUD Preliminary Plan includes an interconnected system of trails. Gravel and concrete walkways are provided throughout the development. The proposed gravel trail along Deer Creek Road is considered a part of the Lewis Palmer D38 Safe Routes to School grant. There is 177,202 SF (4.07 acres) of open space provided in this PUD.”*
- *“Open space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. The development open space that accounts for approximately 56% of the total site area. The proposed gravel trail along Deer Creek Road is considered a part of the Lewis Palmer D38 Safe Routes to School grant.”*
- *“The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts. The wetlands on site are preserved, and no development is proposed in this area. The development conserves environmental features and provides interconnected open space and trails.”*

As no park land or trail easement dedications are necessary for this development, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

**Recommended Motion (PUD Development Plan / Preliminary Plan):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$16,100 and urban park purposes in the amount of \$10,150 will be required at time of the recording of the forthcoming final plat(s).

Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

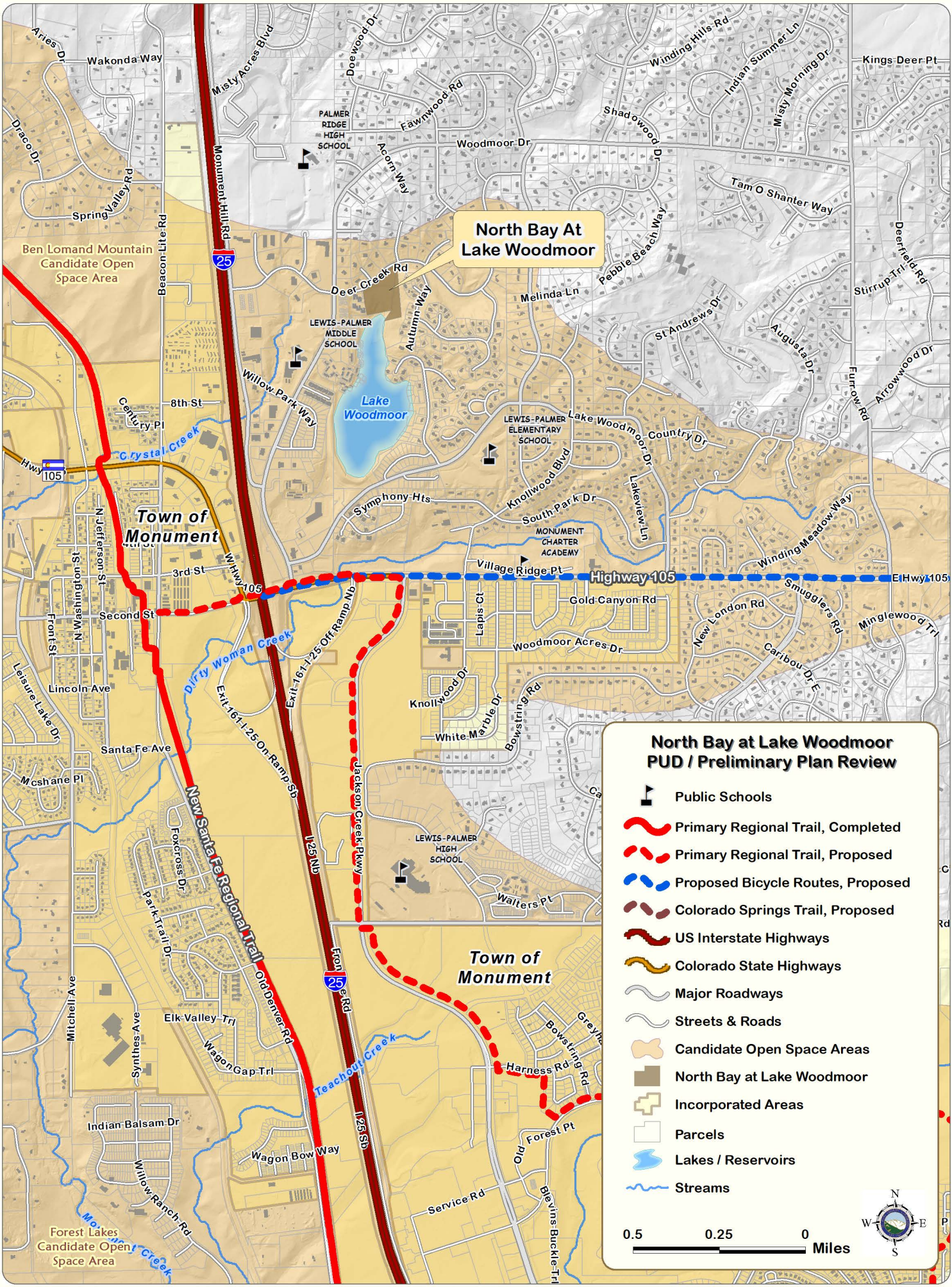


# North Bay At Lake Woodmoor

## North Bay at Lake Woodmoor PUD / Preliminary Plan Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- US Interstate Highways
- Colorado State Highways
- Major Roadways
- Streets & Roads
- Candidate Open Space Areas
- North Bay at Lake Woodmoor
- Incorporated Areas
- Parcels
- Lakes / Reservoirs
- Streams

0.5 0.25 0 Miles





**Development  
Application  
Permit  
Review**



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

**August 10, 2022**

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.

<b>Name:</b>	North Bay at Lake Woodmoor PUD / Preliminary Plan	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-22-008	<b>Total Acreage:</b>	7.23
		<b>Total # of Dwelling Units:</b>	35
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	12.10
Lake Woodmoor Holdings, LLC	N.E.S., Inc.	<b>Regional Park Area:</b>	2
1755 Telstar Drive, Suite 211	Andrea Barlow	<b>Urban Park Area:</b>	1
Colorado Springs, CO 80920	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	R-4
	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	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 35 Dwelling Units = 0.679

**Total Regional Park Acres: 0.679**

**Urban Park Area: 1**

Neighborhood:	0.00375 Acres x 35 Dwelling Units =	0.13
Community:	0.00625 Acres x 35 Dwelling Units =	0.22
	<b>Total Urban Park Acres:</b>	<b>0.35</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 35 Dwelling Units = \$16,100

**Total Regional Park Fees: \$16,100**

**Urban Park Area: 1**

Neighborhood:	\$114 / Dwelling Unit x 35 Dwelling Units =	\$3,990
Community:	\$176 / Dwelling Unit x 35 Dwelling Units =	\$6,160
	<b>Total Urban Park Fees:</b>	<b>\$10,150</b>

**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 North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$16,100 and urban park purposes in the amount of \$10,150 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation: