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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

July 31, 2024

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

**Subject: Urban Landing PUD Development Plan and Preliminary Plan – (PUDSP-24-003)**

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the Urban Landing PUD Development Plan and Preliminary Plan development 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 14, 2024:

This is a request for endorsement by N.E.S., Inc., on behalf of Classic Communities, for the Urban Landing PUD Development Plan and Preliminary Plan. The site is located southeast of Monument, south of the intersection of Baptist and Struthers Roads. This submittal consists of 49 single-family residential lots on 6.57 acres with a minimum lot size of 2,520 square feet. The site is currently zoned R-4 with this concurrent rezoning application to Planned Unit Development (PUD).

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Regional Trail is located approximately 125 feet west of the project site on the west side of Struthers Road where it is proposed to turn westward and join the New Santa Fe Regional Trail, which is located 0.50 mile west, while the existing and proposed Fox Run Regional Trail is located approximately 0.65 mile north of the site. Urban Landing does not significantly fall within any Candidate Open Space Area.

The Urban Landing PUD Development Plan and Preliminary Plan shows 1.82 acres, or 27.7%, of open space dedicated to landscape tracts, and public open areas and trail corridors, thus meeting and exceeding the Land Development Code's 10% open space requirement. The open space includes Tract A, a nearly 1 acre centrally located neighborhood park with active use amenities, as shown on the submitted Landscape Plan. The applicant's Letter of Intent states the following in regard to recreational and multi-modal opportunities in and around the proposed development:

- *"Trails and Open Space: There are 1.82 acres of useable open space provided within the PUD. Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 6.57-acre site requires 0.65 acres of open space, .16 acres of which must be contiguous. The project satisfies these requirements. Approximately 150 feet from the site's western property line, the County-proposed Jackson Creek Regional Trail is located along Struthers Road and will connect to the existing New Santa Fe Regional Trail."*
- *"The new sidewalks along Spanish Bit Drive will connect to the existing infrastructure on Struthers Road and will provide residents with continuous, safe walking spaces, relieving the need for dangerous commutes within and alongside the roadway. The project is within a one-mile walking or bicycling distance from King Soopers, Walgreens,*

*Big R, churches, banks, and multiple fast-food restaurants, encouraging walkability and bikability in an interconnected, multi-use neighborhood.”*

- *“El Paso County Parks Master Plan: The Parks Master Plan does not identify any proposed parks or candidate open space on this site. The area north of the site, south of the intersection of Baptist Road and Struthers Road, is identified as a candidate open space area, as is the land on the western side of Interstate Highway 25. The proposed 9.28-mile Jackson Creek Regional Trail is proposed on the west side of Struthers Road, approximately 150 feet from the proposed Urban Landing property line. This trail is imagined to start at Highway 105, following the Jackson Creek Parkway south to Baptist Road before splitting into two segments; one of which will connect to the New Santa Fe Regional Trail, and the other will connect to the City’s trail system at the Northgate Open Space.”*
- *“The proposed PUD modifications allow for an efficient lot layout for higher density, detached single-family use that will create more open space, allow for a more efficient pedestrian system through open space tracts, and create an overall more livable environment. Sidewalks are proposed throughout the development providing connection to all tracts. The Urban Landing PUD provides 1.82 acres of useable open space, as well as a 0.72-acre tract used as a detention pond. All tracts will be owned and maintained by the Urban Landing HOA.”*

As no park land or trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

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

*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 Urban Landing PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$24,745 and urban park purposes in the amount of \$14,847 will be required at time of the recording of the forthcoming Final Plat. An Urban 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(s).*

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

Sincerely,

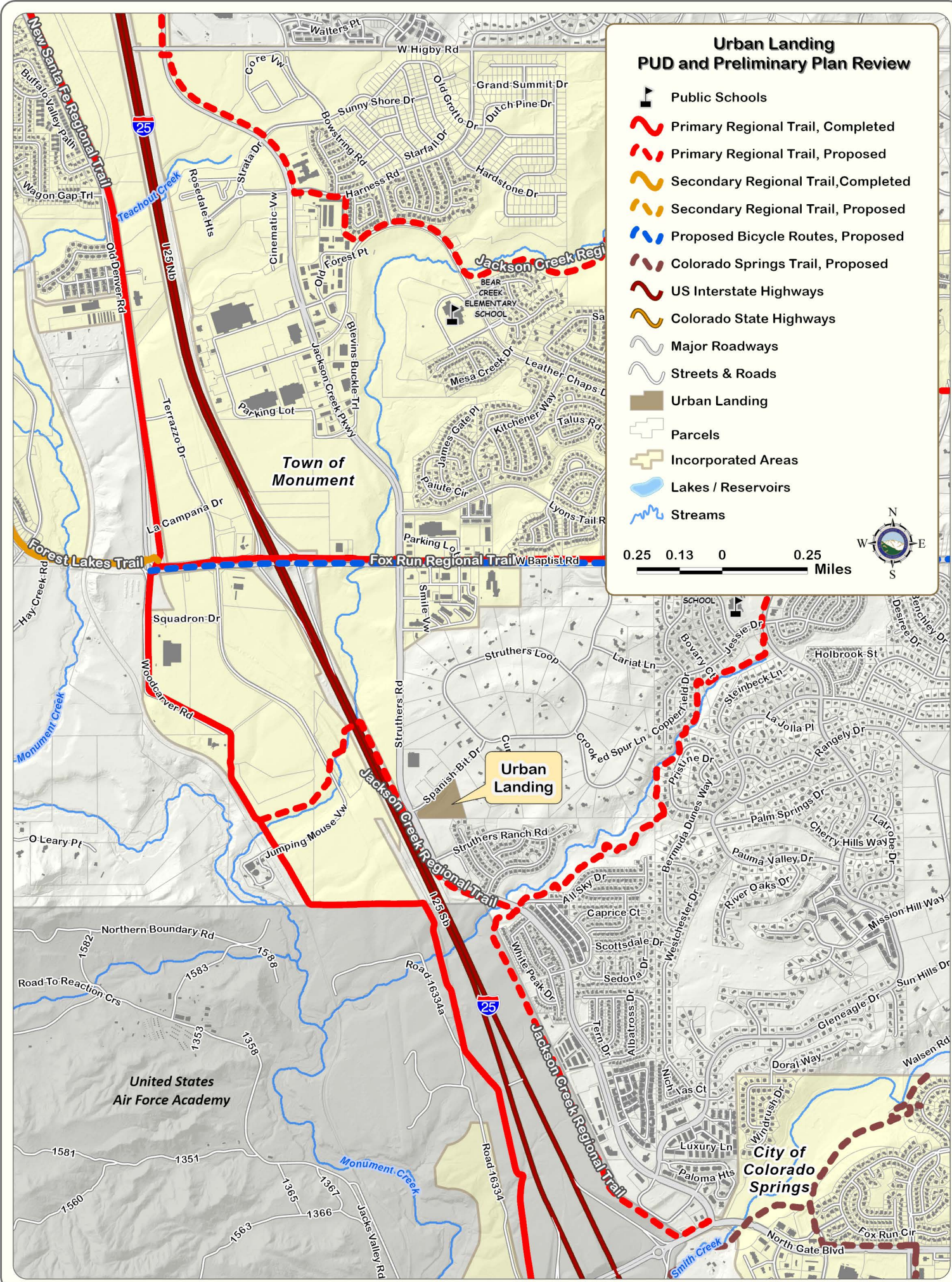
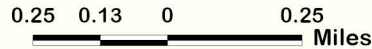


Ross A. Williams  
Park Planner  
Park Planning Division  
Parks and Community Services Department  
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## Urban Landing PUD and Preliminary Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Urban Landing
-  Parcels
-  Incorporated Areas
-  Lakes / Reservoirs
-  Streams



**Development  
Application  
Permit  
Review**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

August 14, 2024

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>	Urban Landing PUD Dev. Plan and Preliminary Plan	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	SF-23-001	<b>Total Acreage:</b>	6.57
		<b>Total # of Dwelling Units:</b>	49
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	18.65
Classic Communities	N.E.S., Inc	<b>Regional Park Area:</b>	2
Joe Loidolt	Andrea Barlow	<b>Urban Park Area:</b>	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	R-4
Colorado Springs, CO 80921	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**

**Urban Park Area: 2**

0.0194 Acres x 49 Dwelling Units = 0.951  
**Total Regional Park Acres: 0.951**

Neighborhood:	0.00375 Acres x 49 Dwelling Units =	0.18
Community:	0.00625 Acres x 49 Dwelling Units =	0.31
	<b>Total Urban Park Acres:</b>	<b>0.49</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

**Urban Park Area: 2**

\$505 / Dwelling Unit x 49 Dwelling Units = \$24,745  
**Total Regional Park Fees: \$24,745**

Neighborhood:	\$119 / Dwelling Unit x 49 Dwelling Units =	\$5,831
Community:	\$184 / Dwelling Unit x 49 Dwelling Units =	\$9,016
	<b>Total Urban Park Fees:</b>	<b>\$14,847</b>

**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 Urban Landing PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$24,745 and urban park purposes in the amount of \$14,847 will be required at time of the recording of the forthcoming Final Plat. 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(s).

Park Advisory Board Recommendation: