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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 21, 2023

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

Subject: Rolling Hills Ranch North Filings No. 1 & 2 PUD Development Plan and Preliminary Plan, Preliminary Comments (PUDSP-23-005)

Hello Ryan,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Rolling Hills Ranch North PUD Development Plan and Preliminary Plan and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on January 10, 2024:

This is a request by N.E.S., Inc., on behalf of GTL Development, Inc., for endorsement of the Rolling Hills Ranch North Filings No. 1 and 2 PUD Development Plan and Preliminary Plan. Rolling Hills Ranch North is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon and east of the intersection of Meridian Road and Rex Road. The proposed 149-acre development will include 441 single-family residential lots, with a minimum lot size of 6,000 square feet.

The 2022 El Paso County Parks Master Plan shows the proposed Meridian Ranch Secondary Regional Trail running east-west through the northernmost section of the property. Within Meridian Ranch, this paved concrete trail is completed to the west of the development in the Estates at Rolling Hills Ranch. Moreover, the existing Meridian Ranch Secondary Regional Trail is located immediately adjacent and east of the property, within Falcon Regional Park. The Meridian Ranch Regional Trail connects to the Eastonville Primary Regional Trail near the eastern boundary of Falcon Regional Park, and both trails were constructed within the boundary of the park in 2020, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.

The open space dedication proposed within Rolling Hills Ranch North comprises 46.5 acres, or 31.2% of the subdivision, and therefore far exceeds the El Paso County Land Development Code's required PUD 10% open space dedication. The PUD Development Plan and Preliminary Plan shows a six-foot wide concrete trail along the northern plat boundary, with internal trails connecting to the nearby neighborhoods. While Rolling Hills Ranch North does not include a neighborhood park, it is within close proximity to parks located immediately adjacent and south of the development in The Sanctuary at Meridian Ranch, as well as Falcon Regional Park. The extensive trail and sidewalk network connects residents to a variety of recreation facilities throughout the Meridian Ranch development, including other neighborhood parks, community and recreation centers, and an 18-hole golf course.

The current PUD Development Plan and Preliminary Plan shows a 25-foot trail easement along the northern boundary of the project site; however, the General Notes do not reference the dedication of the regional trail easement to El Paso County. As such, staff recommends that the applicant include such language in both forthcoming

Final Plats' General Notes that designate and provide to El Paso County 25-foot trail easements along the northern boundaries of both Rolling Hills Ranch North Filings No. 1 and 2 within Tract A, that allow for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the aforementioned easements to El Paso County prior to the recording of the forthcoming Final Plats.

Furthermore, staff recommends that the applicant consider the inclusion of an internal trail through the northern portion of Tract A, north of Sunrise Ridge Drive, to connect to the internal trail as shown in the southern portion of Tract A. An extension of the trail would allow for direct connection between the northern residences of Rolling Hills Ranch North, as well as users of the Meridian Ranch Regional Trail, with the neighborhood park at The Sanctuary at Meridian Ranch, located on the south side of Rex Road. A mid-block crossing at Sunrise Ridge Drive would allow for a safe pedestrian crossing between the northern and south sections of Tract A.

County Parks acknowledges the waiver of \$222,705 of combined 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 Park Lands Agreements to address credits against urban park fees for both filings for the construction and landscaping of the aforementioned trail corridors and open spaces. Parks staff will review the agreements, and if acceptable, will submit them for endorsement at upcoming Park Advisory Board meetings, prior to the recording of Final Plats. If no Park Lands Agreements are requested, combined urban park fees for Filings No. 1 and 2 Final Plats would total \$133,623.

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 Rolling Hills Ranch North Filings No. 1 and 2 PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County 25-foot trail easements along the northern boundary of Rolling Hills Ranch North Filings No. 1 and 2, within Tract A, that allow for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easements to El Paso County prior to the recording of the forthcoming Final Plats; (2) consider the inclusion of an internal trail in the northern portion of Tract A to provide connection to the neighborhood park located to the south of Rex Road; (3) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (4) fees in lieu of land dedication for urban park purposes in the combined amount of \$133,623 will be required at time of the recording of the Final Plats. Park Lands Agreements may be acceptable alternatives to urban park fees, provided the agreements are reviewed and approved by the County and executed prior to recording the forthcoming Final Plats.

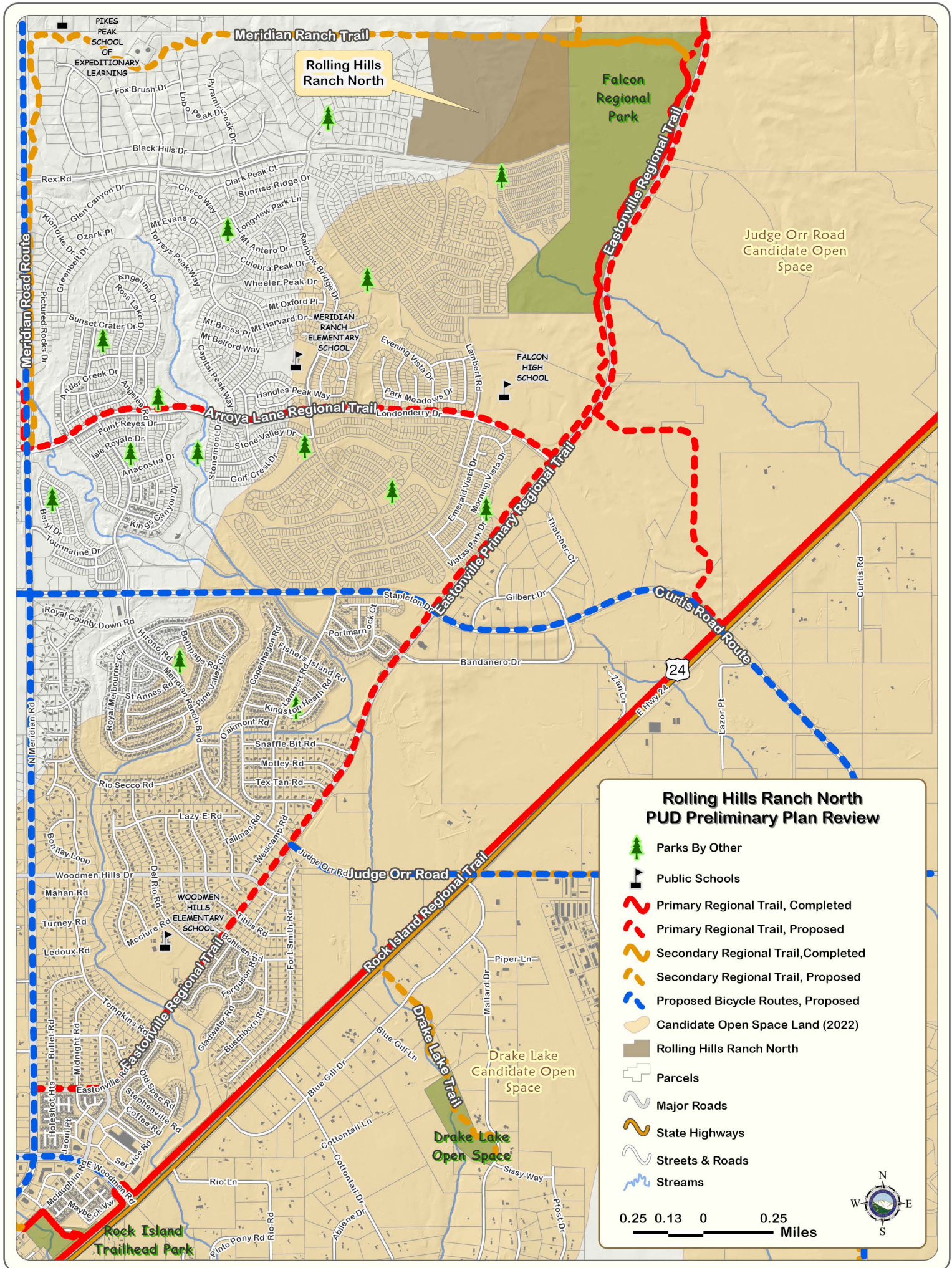
Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com





**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

January 10, 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.

Name:	Rolling Hills Ranch North Filings No. 1 & 2 PUD SP	Application Type: PUD / Prelim Plan
PCD Reference #:	PUDSP-23-005	Total Acreage: 148.87
		Total # of Dwelling Units: 441
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 7.41
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area: 2
Raul Guzman	Blaine Perkins	Urban Park Area: 3
3575 Kenyon Street, Suite 200	619 North Cascade Avenue, Suite 200	Existing Zoning Code: PUD
San Diego, CA 92110	Colorado Springs, CO 80903	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

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

Regional Park Area: 2

Urban Park Area: 3

0.0194 Acres x 441 Dwelling Units = 8.555
Total Regional Park Acres: 8.555

Neighborhood:	0.00375 Acres x 441 Dwelling Units =	1.65
Community:	0.00625 Acres x 441 Dwelling Units =	2.76
	Total Urban Park Acres:	4.41

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 3

\$505 / Dwelling Unit x 441 Dwelling Units = \$222,705
Total Regional Park Fees: \$222,705

Neighborhood:	\$119 / Dwelling Unit x 441 Dwelling Units =	\$52,479
Community:	\$184 / Dwelling Unit x 441 Dwelling Units =	\$81,144
	Total Urban Park Fees:	\$133,623

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 Rolling Hills Ranch North Filings No. 1 and 2 PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County 25-foot trail easements along the northern boundary of Rolling Hills Ranch North Filings No. 1 and 2, within Tract A, that allow for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easements to El Paso County prior to the recording of the forthcoming Final Plats; (2) consider the inclusion of an internal trail in the northern portion of Tract A to provide connection to the neighborhood park located to the south of Rex Road; (3) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (4) fees in lieu of land dedication for urban park purposes in the combined amount of \$133,623 will be required at time of the recording of the Final Plats. Park Lands Agreements may be acceptable alternatives to urban park fees, provided the agreements are reviewed and approved by the County and executed prior to recording the forthcoming Final Plats.

Park Advisory Board Recommendation: