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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: Rolling Hills Ranch PUD Development Plan and Preliminary Plan (PUDSP-19-009)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the Rolling Hills Ranch PUD Development Plan and Preliminary Plan, 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 Rolling Hills Ranch PUD Development Plan and Preliminary Plan. Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 251-acre development will include 725 single-family residential lots, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is located immediately adjacent the project site, while the proposed Eastonville and Meridian Ranch Regional Trails are located 0.25 and 0.50 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is currently located within the southern portion of the property; however, the Arroyo Lane Trail will utilize paved Meridian Ranch trails already existing or planned along both Rex Road and Londonderry Drive. Both alignments will allow for future connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development. As such, no trail easements will be required along this trail corridor.

The open space dedication proposed within Rolling Hills Ranch comprises 66 acres, or 26% of the subdivision, and therefore exceeds the required open space dedication of 10%. A 1-acre neighborhood park is planned for the development, and an extensive trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including

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neighborhood parks, community and recreation centers, an 18-hole golf course, as well as direct connectivity to Falcon Regional Park.

County Parks acknowledges the waiver of \$330,600 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 requests for Park Lands Agreements via forthcoming final plats to address credits against urban park fees for this subdivision. Parks staff will review the agreements, and if acceptable, will submit them for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of forthcoming final plats. If no Park Lands Agreements are requested, total final plat urban park fees for all filings in Rolling Hills Ranch would amount to \$208,800.

Recommended Motion (PUD Development Plan / Preliminary Plan):

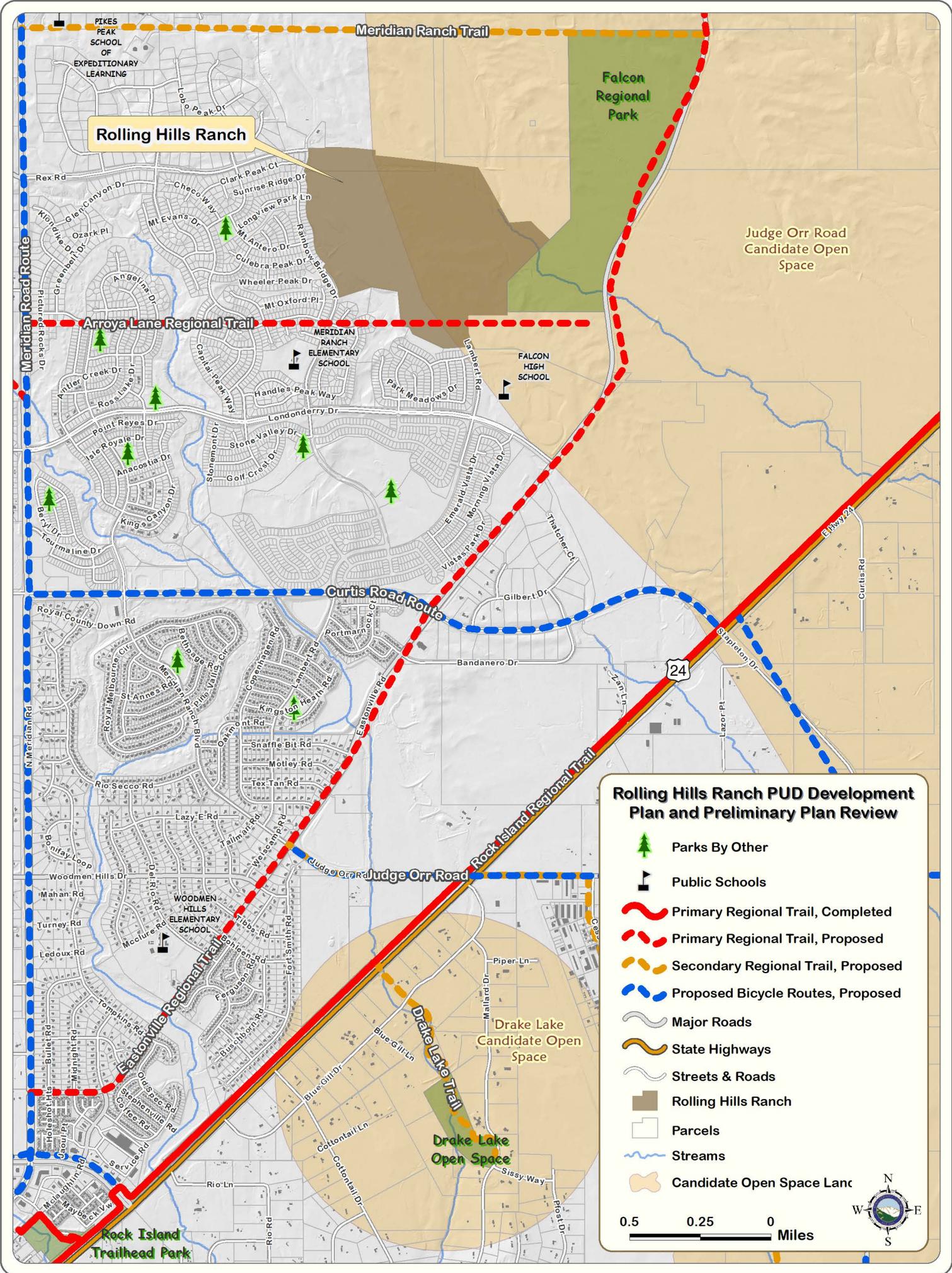
Recommend to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$208,800 will be required at time of the recording of the forthcoming final plats. Park Lands Agreements may be an acceptable alternative to urban park fees, provided the agreements are 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
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com



Rolling Hills Ranch

Rolling Hills Ranch PUD Development Plan and Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Rolling Hills Ranch
-  Parcels
-  Streams
-  Candidate Open Space Land

0.5 0.25 0 Miles



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.

Name:	Rolling Hills Ranch PUD / Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-009	Total Acreage:	251.00
		Total # of Dwelling Units:	725
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.22
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

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: 2

0.0194 Acres x 725 Dwelling Units = 14.065
Total Regional Park Acres: 14.065

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 725 Dwelling Units = 2.72
 Community: 0.00625 Acres x 725 Dwelling Units = 4.53
Total Urban Park Acres: 7.25

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 725 Dwelling Units = \$330,600
Total Regional Park Fees: \$330,600

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 725 Dwelling Units = \$81,925
 Community: \$175 / Dwelling Unit x 725 Dwelling Units = \$126,875
Total Urban Park Fees: \$208,800

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$208,800 will be required at time of the recording of the forthcoming final plats. Park Lands Agreements may be an acceptable alternative to urban park fees, provided the agreements are approved by the County and executed prior to recording the forthcoming final plats.

Park Advisory Board Recommendation: