



**EL PASO COUNTY**

**COLORADO**

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**DEPARTMENT OF COMMUNITY SERVICES**

April 21, 2023

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

**Subject: Waterbury Filing No. 1 Final Plat (SF-23-007)**

Hello Ryan,

The Park Operations Division of the Parks and Community Services Department has reviewed the Waterbury Filing No. 1 Final Plat development application and is submitting the following preliminary comments on behalf of El Paso County Parks. This Final Plat application, along with the following comments and recommendation, will be presented to the El Paso County Park Advisory Board for endorsement on May 10, 2023:

This is a request for endorsement by Terra Nova Engineering, Inc., on behalf of 4-Way Ranch Joint Venture, LLC, for Waterbury Filing No. 1 Final Plat, consisting of 198 single-family residential lots and open space tracts on 61.9 acres, with a minimum lot size of approximately 5,400 square feet. The property is zoned PUD, and is located near Falcon, at the intersection of Stapleton Road and Eastonville Road, northwest of Highway 24.

The 2022 El Paso County Parks Master Plan shows no existing or proposed parks, trails, or open space facilities directly impacted by or within the project area. Falcon Regional Park is located 0.65 mile north of the project site. The existing Rock Island Primary Regional Trail is located 0.35 mile southeast of the project site. The proposed Eastonville Road Primary Regional Trail is located approximately 0.15 mile northwest of the site, while the proposed Arroyo Lane Primary Regional Trail is located approximately 0.25 mile north and east of the filing. The Curtis Road Bicycle Route is located immediately south of the project site. A dedicated public right-of-way already exists along Stapleton Road and the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows that the project site is located completely within the Judge Orr Road Candidate Open Space Area. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains ultimately to Black Squirrel Creek. The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands.

Waterbury Filing No. 1 Final Plat includes tracts designated for open space, floodplains, stormwater drainage, and landscaping, totaling approximately 13.1 acres, or 21.2% of the total project area, including the 2.57-acre Tract E designated for a centrally located community park. Tracts B and D provide approximately 7 acres of open space areas that encompass both jurisdictional and non-jurisdictional wetland and floodplain areas, as well as stormwater detention and landscape areas.

On April 14, 2023, Parks staff met virtually with Waterbury representatives to discuss recreational opportunities within Waterbury and their potential connection to surrounding communities. The Waterbury representatives explained site conditions and other factors that led to changes in open space capacity, as well as previously discussed trail corridors. Parks staff appreciated the detailed comments and encouraged the applicant to explore trail corridors that would connect Waterbury Filing No. 1 to surrounding neighborhoods, including future Waterbury filings and the proposed Grandview Reserve development, both located to the north of Waterbury I. Staff also informed the applicant that future Waterbury filings will impact the proposed Arroyo Lane Primary Regional Trail and trail easements would be required at that time. The applicant stated that they will explore these internal and regional trail corridor possibilities, as well as a possible internal trail connection to the proposed Eastonville Primary Regional Trail, located to the north of Waterbury, utilizing local drainageways and no-build zones.

As no trail easement dedications are necessary for Waterbury Filing No. 1 Final Plat, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes to be paid upon the recording of this Final Plat. ***Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.***

**Recommended Motion (Filing No. 1 Final Plat):**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Waterbury Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$91,080 and urban park purposes in the amount of \$57,420 to be paid upon the recording of this 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 this Final Plat.*

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

Sincerely,



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





**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

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

**May 10, 2023**

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>	Waterbury Filing No. 1 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	PUDSP-21-005	<b>Total Acreage:</b>	61.90
		<b>Total # of Dwelling Units:</b>	198
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	8.00
4-Way Ranch Joint Venture, LLC	Terra Nova Engineering, Inc.	<b>Regional Park Area:</b>	2
Peter Martz	Quentin Armijo, PE	<b>Urban Park Area:</b>	3
PO Box 50223	721 South 23rd Street	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80949-0223	Colorado Springs, CO 80904	<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 ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Regional Park Area: 2**

**Urban Park Area: 3**

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

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

**FEE REQUIREMENTS**

**Regional Park Area: 2**

**Urban Park Area: 3**

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

Neighborhood:	\$114 / Dwelling Unit x 198 Dwelling Units =	\$22,572
Community:	\$176 / Dwelling Unit x 198 Dwelling Units =	\$34,848
	<b>Total Urban Park Fees:</b>	<b>\$57,420</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 Waterbury Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$91,080 and urban park purposes in the amount of \$57,420 to be paid upon the recording of this 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 this Final Plat.

**Park Advisory Board Recommendation:**