

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at TimberRidge Preliminary Plan

Agenda Date: May 9, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S, Inc, on behalf of Arroya Investments, LLC, Robert Scott General Contractors, and Jacob Decoto for approval of the Retreat at TimberRidge Preliminary Plan, consisting of 205 residential lots on 234.05 acres. Minimum lot sizes vary from 15,619 square feet in the southern portion of the property to 2.5 acres on the northern end near Arroyo Lane. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows two proposed regional trail connections and one proposed bicycle route impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses the central portion of the property, along Sand Creek, while the Arroyo Lane Primary Regional Trail traverses east-west across the property, along Arroyo Lane. Furthermore, the proposed Vollmer Road Bicycle Route runs north/south adjacent to the western property boundary. The far northern edge of the property is located just outside of the Black Forest South Candidate Open Space.

The original PUD Development Plan, endorsed by the Park Advisory Board in May 2017, showed a 3.6 acre neighborhood park in addition to the Arroyo Lane and Sand Creek Primary Regional Trail corridors. Furthermore, both trail corridors conformed to the El Paso County Parks Master Plan, Trails Master Plan. The original PUD Development Plan also showed 69.12 acres of open space, or 23.6% of the total project area, dedicated to open space, regional trails, water detention, landscaping, and the neighborhood park. This plan far exceeded the required 10% dedicated open space requirement for PUD Development Plans.

Since the time at which the original PUD Development Plan was endorsed, the applicant met with members of the Black Forest Land Use Committee and made significant changes to the PUD Development Plan. As a result of those meetings, the applicant reduced the number of residential lots from 482 to 212, and revised the overall street layout. That revised PUD Development Plan did not include the original 3.6 acre neighborhood park or the 30.23 acre Tract B open space located north of Arroyo Road, thus reducing significantly the amount of open space available for recreational uses from 23.6% to 9.1%. The loss of Tract B also removed a proposed alignment of the Sand Creek Primary Regional Trail north of Arroyo Lane.

The revised PUD Development Plan was endorsed by the Park Advisory Board in January 2018 with the follow recommendations:

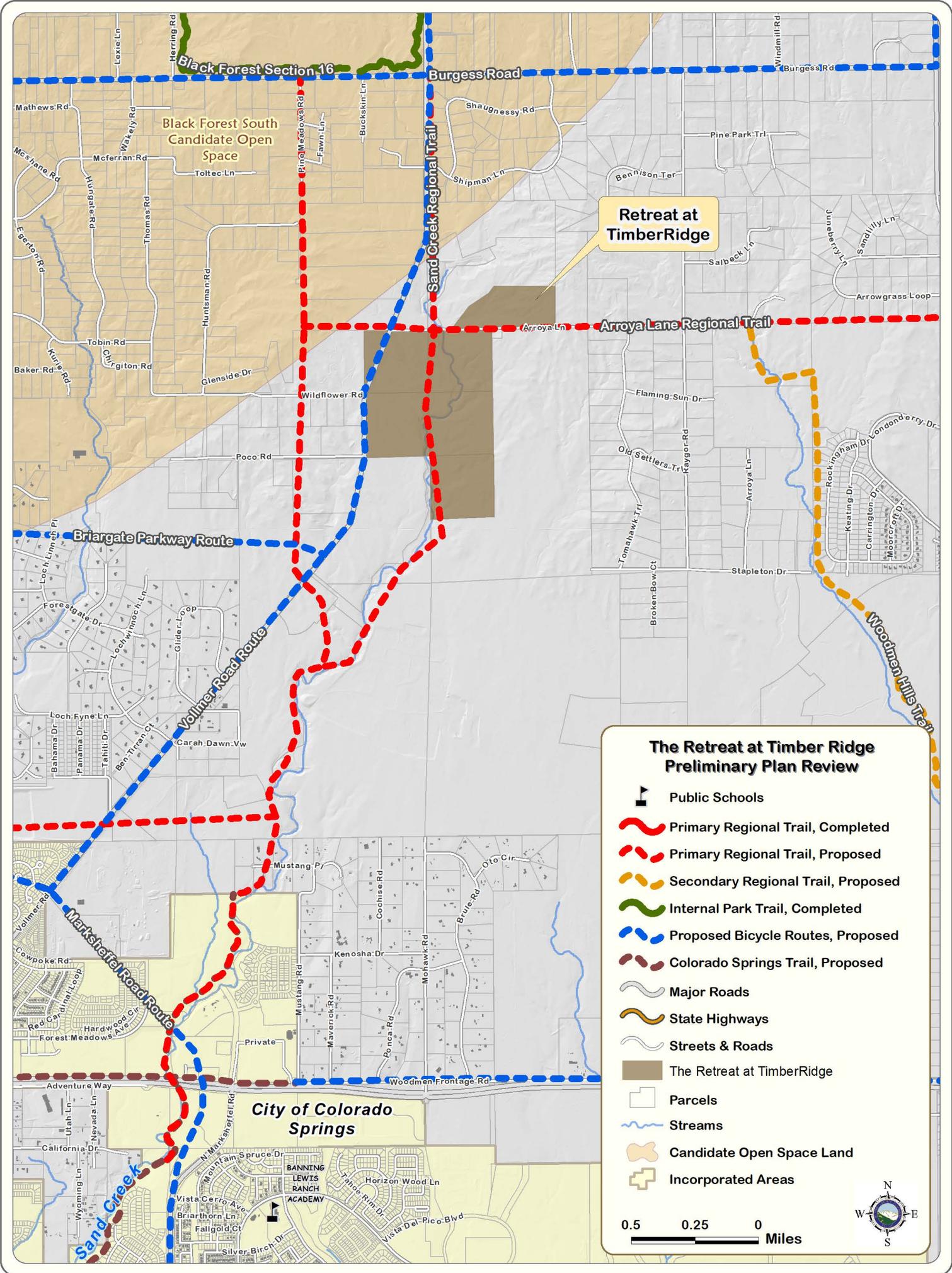
“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on forthcoming final plats; (2) reestablish the neighborhood park in order to not only meet the recreational needs of residents, but also to increase the open space acreage to at least 10%, thus meeting the PUD Development Plan open space requirement as dictated in the El Paso County Land Development Code; and (3) require fees in lieu of land dedication for regional park purposes. The amount of \$91,160 was calculated for informational purposes and is based upon the preliminary lot layout and will be adjusted as preliminary plans and final plats are submitted.”

In February 2018, the applicant responded to County review comments, and three new open space tracts were added which brought the open space percentage to 11.8%. These tracts included landscape areas and trail corridors along Arroyo Lane, as well as slight modifications to other existing open space tracts. This modified PUD Development Plan was presented to the El Paso County Planning Commission on March 6, 2018, where it was unanimously denied with a vote of 7-0, and subsequently forwarded to the Board of County Commissioner, who approved it on March 27, 2018. While the approved PUD Development Plan met the 10% open space requirement, it did not address the reestablishment of the neighborhood park.

The current Preliminary Plan shows 25-foot trail buffers along Sand Creek and Arroyo Lane. Parks staff recommends that all forthcoming final plats show 25-foot trail easements along the Sand Creek drainage, as well as the 25-foot trail easement along Arroyo Lane, and shall dedicate these 25-foot wide regional trail easements to the County for the County’s construction and maintenance of public multi-use trails on forthcoming final plats. Staff also recommends that the developer reestablish a neighborhood park in order to meet the recreational needs of residents, especially those living in the higher density area east of Sand Creek. The applicant could apply for an Urban Park Grant to help facilitate the construction of the neighborhood park.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Preliminary Plan include the following conditions: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on and dedicated to El Paso County on forthcoming final plats; (2) strongly recommends and encourages the reestablishment of the neighborhood park in order to meet the recreational needs of residents; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$88,150 will be required at time of the recording of the Final Plat.



The Retreat at Timber Ridge Preliminary Plan Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- The Retreat at Timber Ridge
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas

0.5 0.25 0 Miles

