

**Development
Application
Permit
Review**



PARKS & COMMUNITY SERVICES DEPARTMENT

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

March 13, 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:	The Estates at Cathedral Pines	Application Type:	Final Plat
PCD Reference #:	SF2234	Total Acreage:	35.00
		Total # of Dwelling Units:	8
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.57
Villagree Development Corp	William Guman & Associates	Regional Park Area:	2
5710 Vessey Rd	731 North Weber St	Urban Park Area:	2
	Suite 10	Existing Zoning Code:	RR5
Colorado Springs, CO 80908	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):	NO
Regional Park Area: 2	Urban Park Area: 2	
0.0194 Acres x 8 Dwelling Units = 0.155	Neighborhood: 0.00375 Acres x 8 Dwelling Units =	0.00
Total Regional Park Acres: 0.155	Community: 0.00625 Acres x 8 Dwelling Units =	0.00
	Total Urban Park Acres: 0.00	

FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 2
\$460 / Dwelling Unit x 8 Dwelling Units = \$3,680	Neighborhood: \$114 / Dwelling Unit x 8 Dwelling Units = \$0
Total Regional Park Fees: \$3,680	Community: \$176 / Dwelling Unit x 8 Dwelling Units = \$0
	Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The PAB moves to table item 6A the Estates at Cathedral Pines final plat due to the applicant not responding to previously endorsed comments from April 2023. The PAB strongly recommends the PC and BoCC not consider this final plat application until the applicant adequately responds to comments regarding open space dedication and critical trail easements identified in the EPC Parks Master Plan. The PAB also requests this application be resubmitted to the PAB prior to PC and BOCC consideration.

Park Advisory Board Recommendation: Endorsed 3/13/2024

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PARKS & COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

April 12, 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.

Name:	The Estates at Cathedral Pines	Application Type:	PUDSP
PCD Reference #:	PUDSP2210	Total Acreage:	35.00
		Total # of Dwelling Units:	8
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.57
Villagree Development Corp	William Guman & Associates	Regional Park Area:	2
5710 Vessey Rd	731 North Weber St	Urban Park Area:	2
	Suite 10	Existing Zoning Code:	PUD RR5
Colorado Springs, CO 80908	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

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LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 8 Dwelling Units = 0.155
Total Regional Park Acres: 0.155

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 2

Neighborhood:	0.00375 Acres x 8 Dwelling Units =	0.00
Community:	0.00625 Acres x 8 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

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Total Regional Park Fees: \$3,680

Urban Park Area: 2

Neighborhood:	\$114 / Dwelling Unit x 8 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 8 Dwelling Units =	\$0
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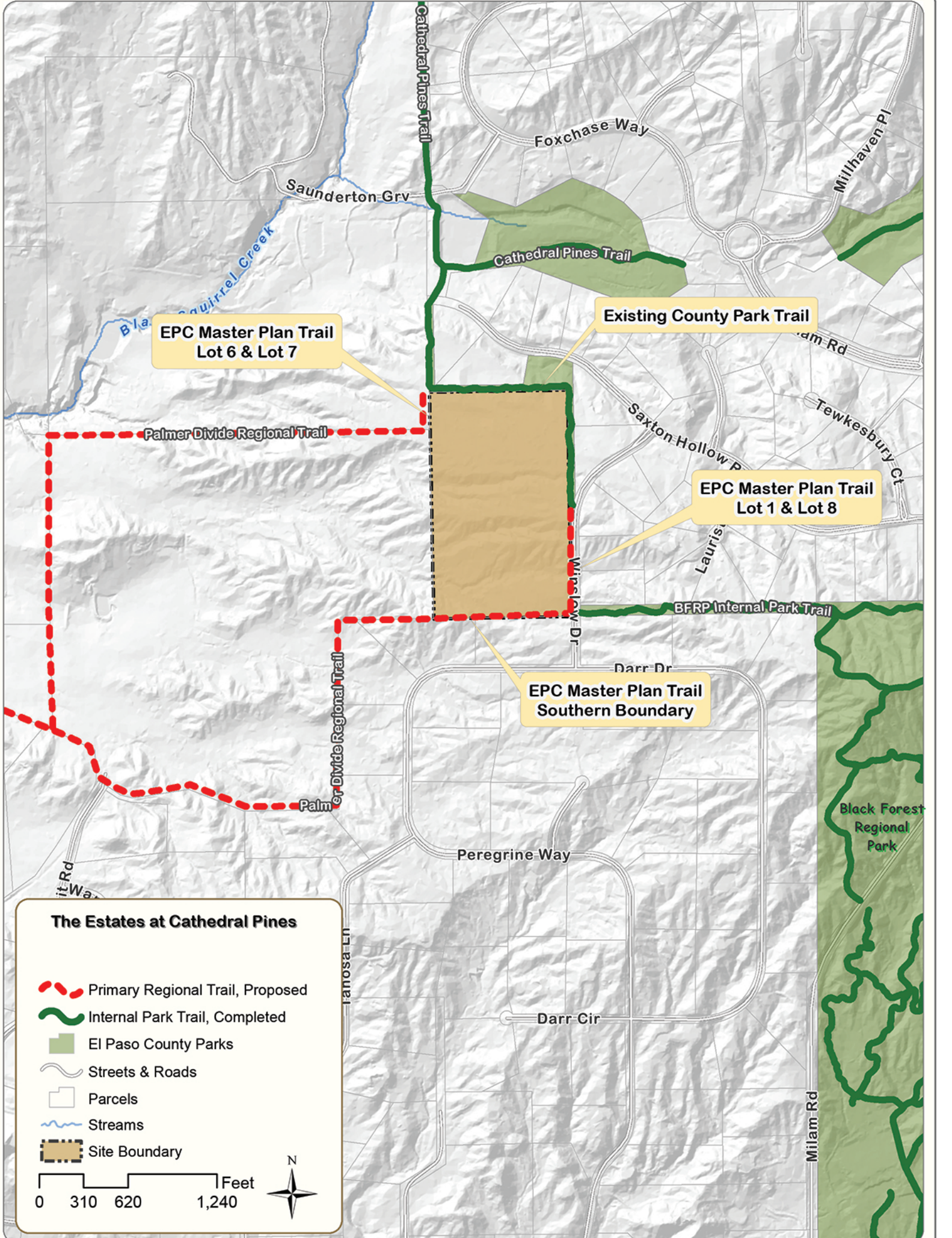
ADDITIONAL RECOMMENDATIONS

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 Estates at Cathedral Pines PUDSP: (1) in recognition of the importance of the Black Forest South Candidate Open Space Area, increase open space dedications to minimum 10% consistent with PUD zoning, show them as tracts, and include a land use table on the PUDSP and final plat drawings (2) show on the final plat and dedicate to El Paso County a 25-foot trail easement, north-south along the eastern boundary of Lot 1 and Lot 8 to connect the existing county trail along Winslow Drive; (3) show on the final plat and dedicate to El Paso County a 25-foot trail easement, north-south along the western boundary of Lot 6 and Lot 7 for the Palmer Divide Regional Trail; (4) show on the final plat and dedicate to El Paso County a 25-foot trail easement, east-west along the southern boundary of Lot 1 and Lot 2 for the Palmer Divide Regional Trail; (5) the trail easements shall be shown on the final plat and allow for public access, as well as construction and maintenance by El Paso County; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$3,680 will be due at recording of the forthcoming final plat(s).

Park Advisory Board Recommendation:

Endorsed 6 - 1










**EPC Master Plan Trail
Lot 6 & Lot 7**

Existing County Park Trail


**EPC Master Plan Trail
Lot 1 & Lot 8**

**EPC Master Plan Trail
Southern Boundary**

The Estates at Cathedral Pines

-  Primary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  El Paso County Parks
-  Streets & Roads
-  Parcels
-  Streams
-  Site Boundary

0 310 620 1,240 Feet



Black Forest
Regional
Park

CATHEDRAL PINES SUBDIVISION FILING NO. 9

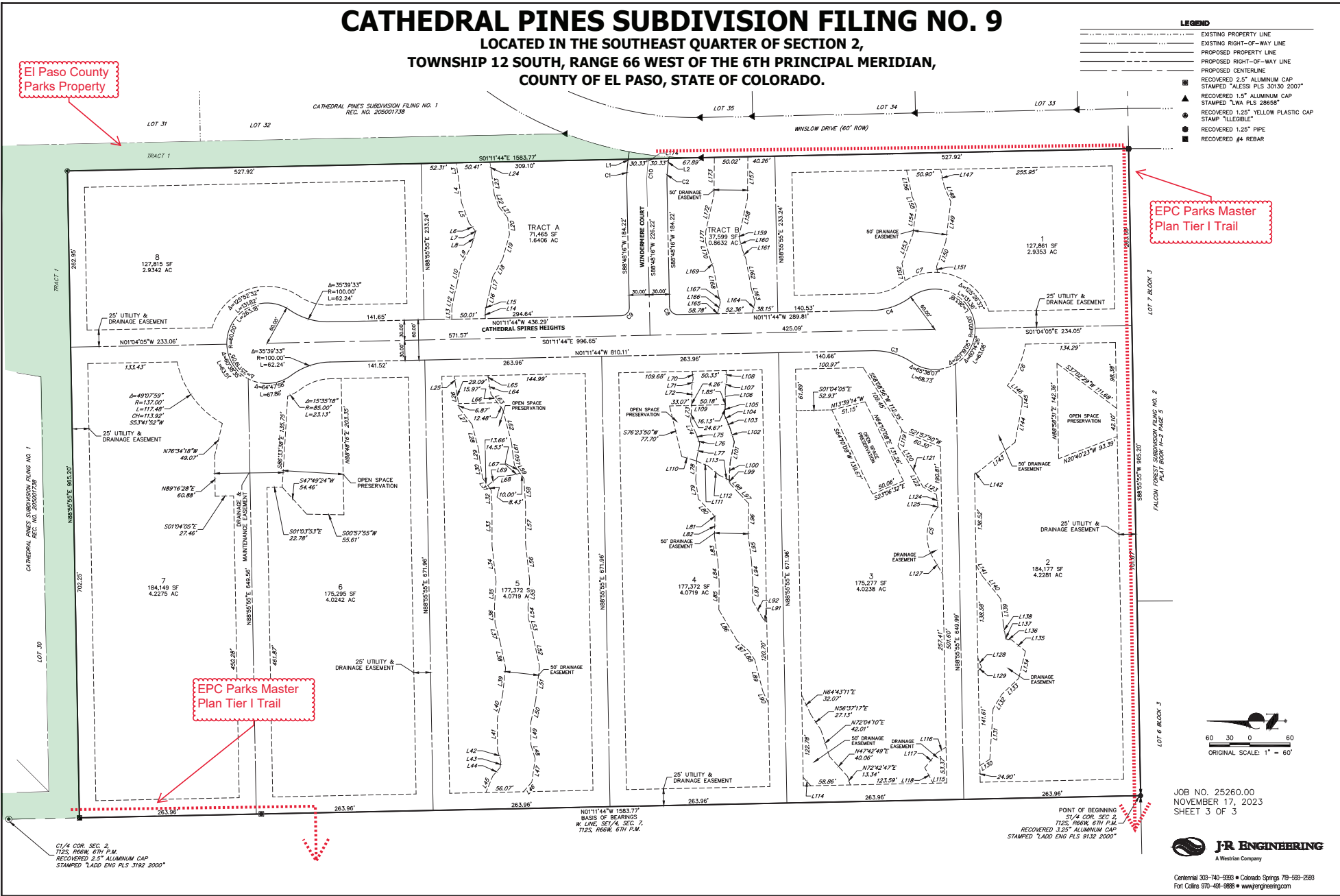
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

El Paso County
Parks Property

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED CENTERLINE
 - ▲ RECOVERED 2.5" ALUMINUM CAP STAMPED "AL851 PLS 30150 2007"
 - RECOVERED 1.5" ALUMINUM CAP STAMPED "LWA PLS 28658"
 - RECOVERED 1.25" YELLOW PLASTIC CAP STAMP "ILE5BLB"
 - RECOVERED 1.25" PIPE
 - RECOVERED #4 REBAR

EPC Parks Master
Plan Tier I Trail

EPC Parks Master
Plan Tier I Trail



C1/4 COR. SEC. 2,
T12S, R66W, 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP
STAMPED "L460 ENG PLS 3162 2000"

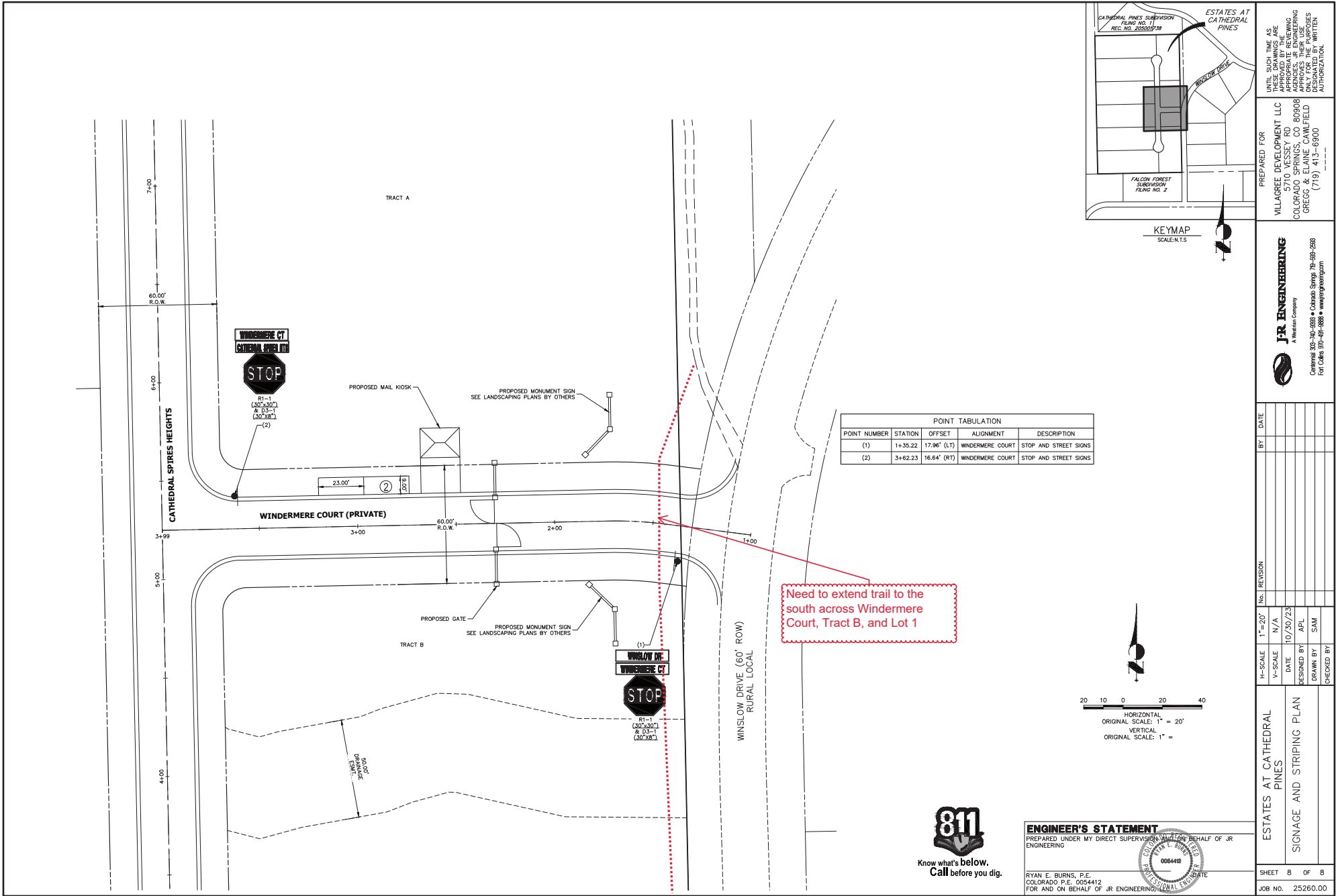
N01°11'44"W 1583.77'
BASIS OF BEARINGS
W/ LINC. SEC. 4, SEC. 7,
T12S, R66W, 6TH P.M.

POINT OF BEGINNING
S1/4 COR. SEC. 2,
T12S, R66W WITH P.4.
RECOVERED 3.25" ALUMINUM CAP
STAMPED "L460 ENG PLS 9132 2000"

JOB NO. 25260.00
NOVEMBER 17, 2023
SHEET 3 OF 3

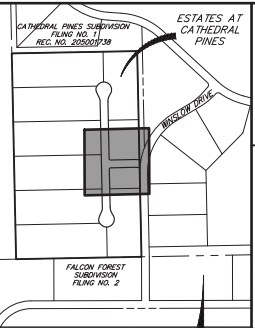
JR ENGINEERING
A Westran Company

Central 303-740-0990 • Colorado Springs 703-593-2590
Fort Collins 970-491-9888 • www.jrengineering.com



POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
(1)	1+35.22	17.96' (LT)	WINDERMERE COURT	STOP AND STREET SIGNS
(2)	3+62.23	16.64' (RT)	WINDERMERE COURT	STOP AND STREET SIGNS

Need to extend trail to the south across Windermere Court, Tract B, and Lot 1



UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 PREPARED FOR
 VILLAGREE DEVELOPMENT LLC
 5710 VESSEY RD. 80008
 COLORADO SPRINGS, COLORADO
 GREGG E. PLANE - LANDFIELD
 (719) 413-6900

JR ENGINEERING
 A Westland Company
 Central 337-742-8888 • Colorado Springs 719-598-2888
 Fort Collins 970-497-8888 • www.jrengineering.com

BY	DATE	No.	REVISION
		1	1"=20'
			N/A
			DATE
			DESIGNED BY
			DRAWN BY
			CHECKED BY

ESTATES AT CATHEDRAL PINES
 SIGNAGE AND STRIPING PLAN

SHEET 8 OF 8
 JOB NO. 25260.00

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 RYAN E. BURNS, P.E.
 COLORADO P.E. 0054412
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

