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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 1, 2024

Ryan Howser  
El Paso County Development Services Department

**Subject: The Estates at Cathedral Pines PUDSP and Final Plat; (PUDSP2210) & (SF2234)**

Ryan,

The Parks and Community Services Department has reviewed The Estates at Cathedral Pines PUDSP and Final Plat applications and is submitting the following administrative comments on behalf of El Paso County Parks. This application does not require Park Advisory Board consideration; however, it was previously considered by the board on March 13, 2024. These comments are also being made acknowledging that the applicant has resubmitted the PUDSP and Final Plat drawings on April 29, 2024, and they will be updated on EDARP.

The Estates at Cathedral Pines is located immediately west of Black Forest Regional Park along Winslow Drive. The site is approximately 35 acres with the applicant proposing to develop eight residential lots on 30.51 acres. A private road will service the new residential lots and common open space is shown along the entrance to the subdivision. The property is zoned PUD.

The 2022 El Paso County Parks Master Plan identifies this project site as being within the Black Forest South Candidate Open Space area. This area is characterized as being along the Palmer Divide, at the headwaters of several creeks, and is unique as the only place in Colorado where montane forest growth east of the Front Range and foothills. Portions of this area were severely impacted by the Black Forest Fire placing an added emphasis on preservation of existing ponderosa pine stands.

Being zoned PUD, the applicant is required to provide 10% open space dedications or 3.5 acres. Currently, total open space dedications total 4.8 acres, or 13.6%. Open space dedications include Tract A, Tract B, and six open space preservation areas within lots 2 through 7.

The Land Development Code (LDC 4.2.6.F.8.c) allows an applicant to include open space areas on private residential lots and include them in the open space calculations if they are subject to open space easements and restrictions. The Final Plat does include and identifies six open space easements within lots 2 through 7 so they can be included in the open space calculations.

The 2022 El Paso County Parks Master Plan shows several existing and proposed master-planned county trails being impacted by this application. This includes the proposed Palmer Divide Primary Regional Trail along the western and southern property boundary, as well as an internal Black Forest Regional Park trail along Winslow Drive. Consistent with LDC requirements, County Parks will require trail easements where proposed projects impact county trails. For this application, 25-ft wide public trail easements will be sought around the perimeter of the site to allow for the future construction and public use of these trails as outlined below:

1. Designate and provide 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.
2. Designate and provide to El Paso County a 25-foot trail easement, north-south along the western boundary of Lot 6 and 7 for the Palmer Divide Regional Trail.
3. Designate and provide 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.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$3,680 will be required upon recording of the forthcoming final plat. The applicant has satisfied the previously provided comments by El Paso County Parks Advisory Board outlined below by providing adequate open space calculations and provision of public trail easements as stated above. This application will not require any further review by the board.

### **Endorsed Park Advisory Board Motion (March 14, 2024):**

*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 Final Plat: The Park Advisory Board 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.*



## Updated Administrative Review Comments (May 1, 2024):

*The Parks and Community Services Department has reviewed The Estates at Cathedral Pines PUDSP and Final Plat applications and is submitting the following administrative comments on behalf of El Paso County Parks: (1) The applicant has provided open space dedications in excess of 10% consistent with PUD zoning, shown them as tracts or conservation areas, and included the appropriate plat note and land use table on the final plat drawings (2) The applicant has shown on the final plat and dedicated 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) The applicant has shown on the final plat and dedicated 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) The applicant has shown on the final plat and dedicated 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) required fees in lieu of land dedication for regional park purposes in the amount of \$3,680 will be due at recording of the final plat.*

Sincerely,

Jason Meyer  
Park Planning Division Manager  
El Paso County Parks and Community Services  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)



**Development  
Application  
Permit  
Review**



**PARKS & COMMUNITY SERVICES DEPARTMENT**

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

May 1, 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.

<b>Name:</b>	The Estates at Cathedral Pines	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	PUDSP2210 & SF2234	<b>Total Acreage:</b>	35.00
		<b>Total # of Dwelling Units:</b>	8
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.57
Villagree Development Corp	William Guman & Associates	<b>Regional Park Area:</b>	2
5710 Vessey Rd	731 North Weber St	<b>Urban Park Area:</b>	2
	Suite 10	<b>Existing Zoning Code:</b>	RR5
Colorado Springs, CO 80908	Colorado Springs, CO 80903	<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 (>= 1 Dwelling Unit Per 2.5 Acres):	
<b>Regional Park Area: 2</b>		<b>NO</b>
0.0194 Acres x 8 Dwelling Units = 0.155	<b>Urban Park Area: 2</b>	
<b>Total Regional Park Acres: 0.155</b>	Neighborhood: 0.00375 Acres x 8 Dwelling Units =	0.00
	Community: 0.00625 Acres x 8 Dwelling Units =	0.00
	<b>Total Urban Park Acres: 0.00</b>	
FEE REQUIREMENTS		
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 2</b>	
\$460 / Dwelling Unit x 8 Dwelling Units = \$3,680	Neighborhood: \$114 / Dwelling Unit x 8 Dwelling Units =	\$0
<b>Total Regional Park Fees: \$3,680</b>	Community: \$176 / Dwelling Unit x 8 Dwelling Units =	\$0
	<b>Total Urban Park Fees: \$0</b>	

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

The Parks and Community Services Department has reviewed The Estates at Cathedral Pines PUDSP and Final Plat applications and is submitting the following administrative comments on behalf of El Paso County Parks: (1) The applicant has provided open space dedications in excess of 10% consistent with PUD zoning, shown them as tracts or conservation areas, and included the appropriate plat note and land use table on the final plat drawings (2)The applicant has shown on the final plat and dedicated 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) The applicant has shown on the final plat and dedicated 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) The applicant has shown on the final plat and dedicated 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) required fees in lieu of land dedication for regional park purposes in the amount of \$3,680 will be due at recording of the final plat.

Park Advisory Board Recommendation:

**N/A- Admin Review**