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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

February 22, 2024

Ryan Howser
El Paso County Development Services Department

Subject: The Estates at Cathedral Pines Final Plat (SF2234)

Ryan,

The Parks and Community Services Department has reviewed The Estates at Cathedral Pines Final Plat application and is submitting the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board on March 13th 2024:

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, the open space dedications are not clearly being shown on the final plat. The final plat includes two tracts along Winslow Drive totaling 2.5 acres, and the inclusion of several "open space preservation areas" on the individual residential lots. However, there are no open space area calculations or plat notes stating these areas are to be preserved.

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. This would provide assurances that there would be no stormwater, roads, or the placement of structures within these areas typical with open space dedications. The Final Plat needs to include open space / preservation area calculations and plat notes.

Because there are no open space calculations, it is not feasible to calculate if the required 10% open space is being provided for PUD zoning. Additionally, the two open space tracts also include stormwater infrastructure which is only allowed if it comprises less than 10% of the required open space. Overall, the final plat lacks sufficient detail and information to determine if the applicant is providing the required 10% open space dedication required for PUD zoning.

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. Again, this application is scheduled for El Paso County Park Advisory Board consideration on March 13 and its recommendation will be provided after the hearing.

Recommended Motion:

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: (1) Provide open space dedications of 10% consistent with PUD zoning, show them as tracts or conservation areas, and include the appropriate plat note and land use table on the 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; (6) revise the construction and grading plans to include a trail crossing across Windermere Court; (7) require 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



**Development
Application
Permit
Review**



PARKS & COMMUNITY SERVICES DEPARTMENT

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

February 22, 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

<p>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.</p>	<p>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.</p>
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LAND REQUIREMENTS

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

Regional Park Area: 2

0.0194 Acres x 8 Dwelling Units = 0.155

Total Regional Park Acres: 0.155

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

Regional Park Area: 2

\$460 / Dwelling Unit x 8 Dwelling Units = \$3,680

Total Regional Park Fees: \$3,680

Urban Park Area: 2

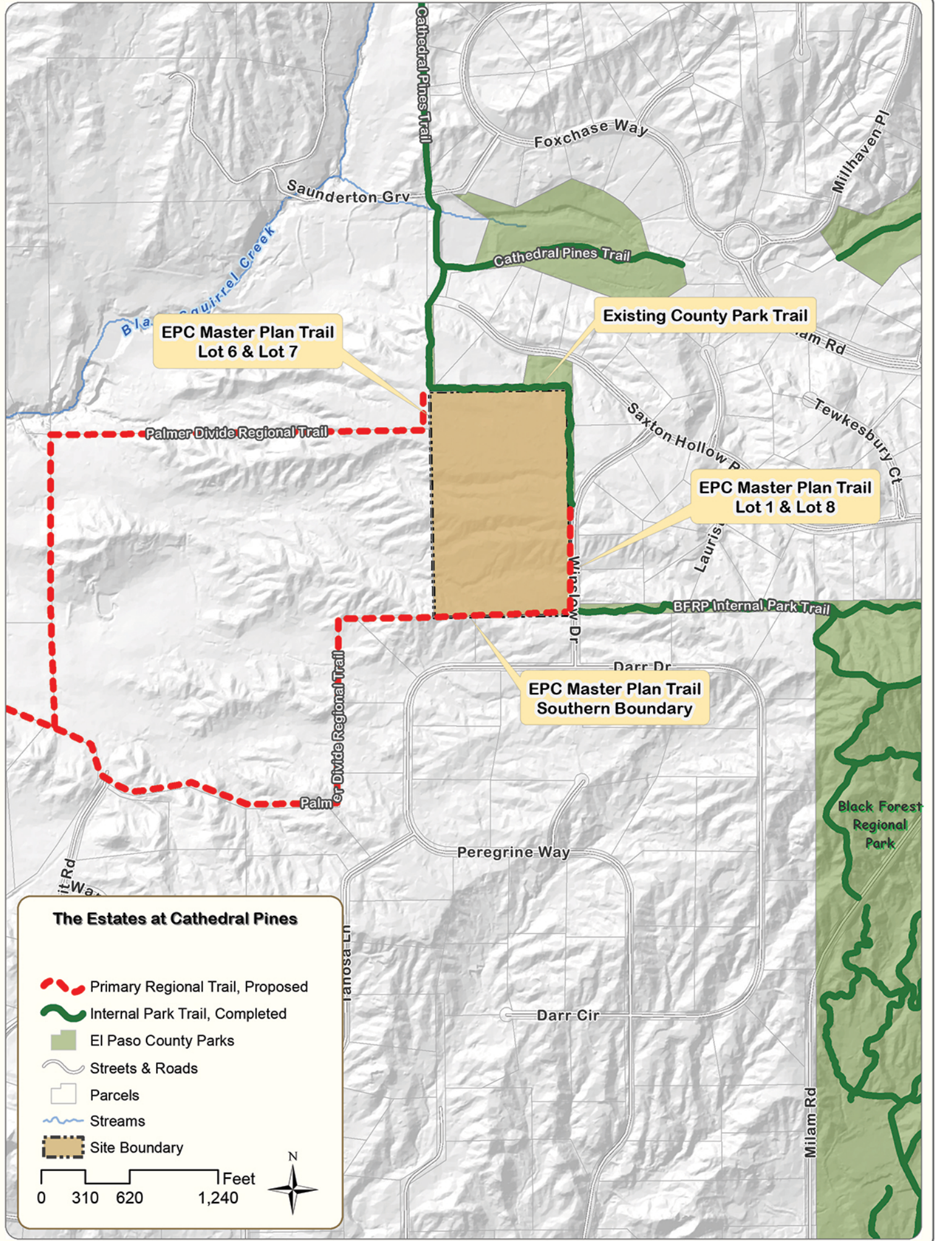
Neighborhood:	\$114 / Dwelling Unit x 8 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 8 Dwelling Units =	\$0
Total Urban Park Fees:		\$0

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 Final Plat: (1) Provide open space dedications of 10% consistent with PUD zoning, show them as tracts or conservation areas, and include the appropriate plat note and land use table on the 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; (6) revise the construction and grading plans to include a trail crossing across Windermere Court; (7) require 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:










**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

N

Black Forest
Regional
Park