

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

June 28, 2022

Kylie Bagley  
Project Manager  
El Paso County Planning and Community Development

**Subject: Windermere Preliminary Plan Minor Amendment Phase 2 (SP-223)**

Kylie Bagley,

The Community Services Department has reviewed the development application for the Windermere Preliminary Plan Amendment Phase 2 on behalf of El Paso County Parks. The Windermere Preliminary Plan was presented to and endorsed by the Park Advisory Board April 17, 2019. The Preliminary Plan is now being updated due to a change in zoning on the south end of the development.

This is a request by Drexel, Barrell & Co on behalf of Eagle Development Company to amend the Preliminary Plan for Windermere to be developed as a mixed-density residential property. The previously approved Preliminary Plan proposed 203 single-family lots on the approximately 55.58-acre site. This amendment proposes to convert 40 single-family lots to 277 multi-family dwelling units on 9.26 acres within Tract B.

The 2013 El Paso County Parks Master Plan does not show any regional trail connections directly adjacent to this project. An on-road bicycle lane is located along Marksheffel Road, and there are numerous City parks and trails in the vicinity of the project.

Required park fees will be calculated upon future submittal of final plat(s). At the time of this review, the 2022 estimated park fees for 277 dwelling units would total \$127,420 in regional park fees and \$80,330 in urban park fees.

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



**Development  
Application  
Permit  
Review**



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

**June 28, 2022**

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>	Windermere Prelim. Plan Minor Amendment Phase 2	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP-223	<b>Total Acreage:</b>	9.50
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	277
Windsor Ridge Homes, LLC	Kimley-Horn Associates	<b>Dwelling Units Per 2.5 Acres:</b>	72.89
Todd Stephens	Jim Houk	<b>Regional Park Area:</b>	2
4164 Austin Bluffs Pkwy #361	2 North Nevada Suite 300	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80918	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	PUD
		<b>Proposed Zoning Code:</b>	RM-30

**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**

**Regional Park Area: 2**

0.0194 Acres x 277 Dwelling Units = 5.374  
**Total Regional Park Acres: 5.374**

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 277 Dwelling Units = 1.04  
 Community: 0.00625 Acres x 277 Dwelling Units = 1.73  
**Total Urban Park Acres: 2.77**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 277 Dwelling Units = \$127,420  
**Total Regional Park Fees: \$127,420**

**Urban Park Area: 3**

Neighborhood: \$114 / Dwelling Unit x 277 Dwelling Units = \$31,578  
 Community: \$176 / Dwelling Unit x 277 Dwelling Units = \$48,752  
**Total Urban Park Fees: \$80,330**

**ADDITIONAL RECOMMENDATIONS**









**Staff Recommendation:**

Required park fees will be calculated upon future submittal of final plat(s). At the time of this review, the 2022 estimated park fees for 277 dwelling units would total \$127,420 in regional park fees and \$80,330 in urban park fees.

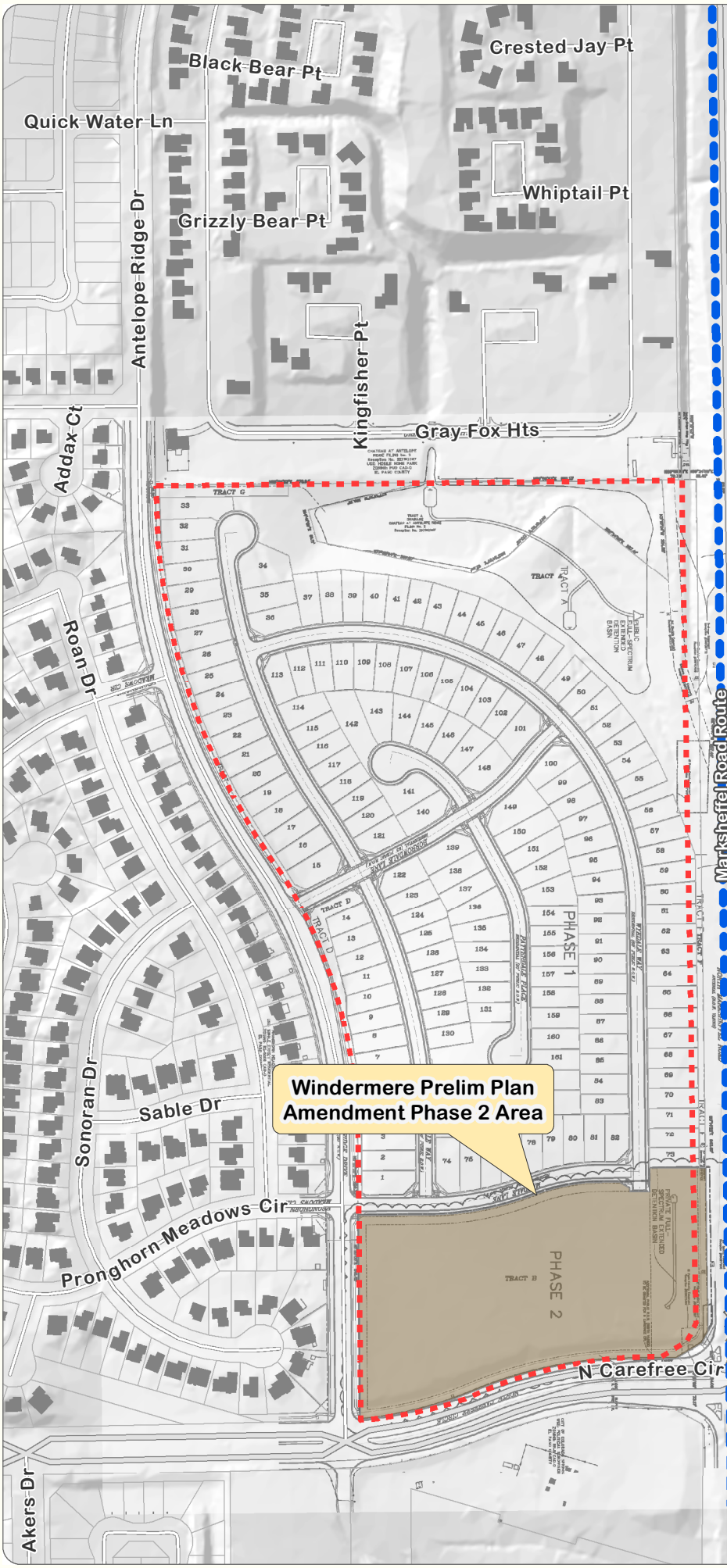
**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**

## Windermere Preliminary Plan Amendment Phase 2

-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Windermere
-  Subject Property
-  Parcels
-  Incorporated Areas
-  Streams

0 100 200 400 Feet



Windermere Prelim Plan Amendment Phase 2 Area

Markshffel Road Route

N Markshffel Rd

N Carefree Cir