

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Rolling Hills Ranch Filing No.1 Final Plat

Agenda Date: January 8, 2020

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S., Inc., on behalf of GTL, Inc., for approval of the Rolling Hills Ranch Filing No. 1 Final Plat. Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 95.2-acre development will include 272 single-family residential lots, with a minimum lot size of 6,000 square feet, as well as tracts designated as landscaping, open space, drainage, and utilities. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is located approximately 500 feet east of the project site, while the proposed Eastonville and Meridian Ranch Regional Trails are located 0.35 and 0.60 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is currently located within the southern portion of the property; however, the Arroyo Lane Trail will utilize paved Meridian Ranch trails already existing or planned along both Rex Road and Londonderry Drive. Both alignments will allow for future connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development. As such, no trail easements will be required along this trail corridor.

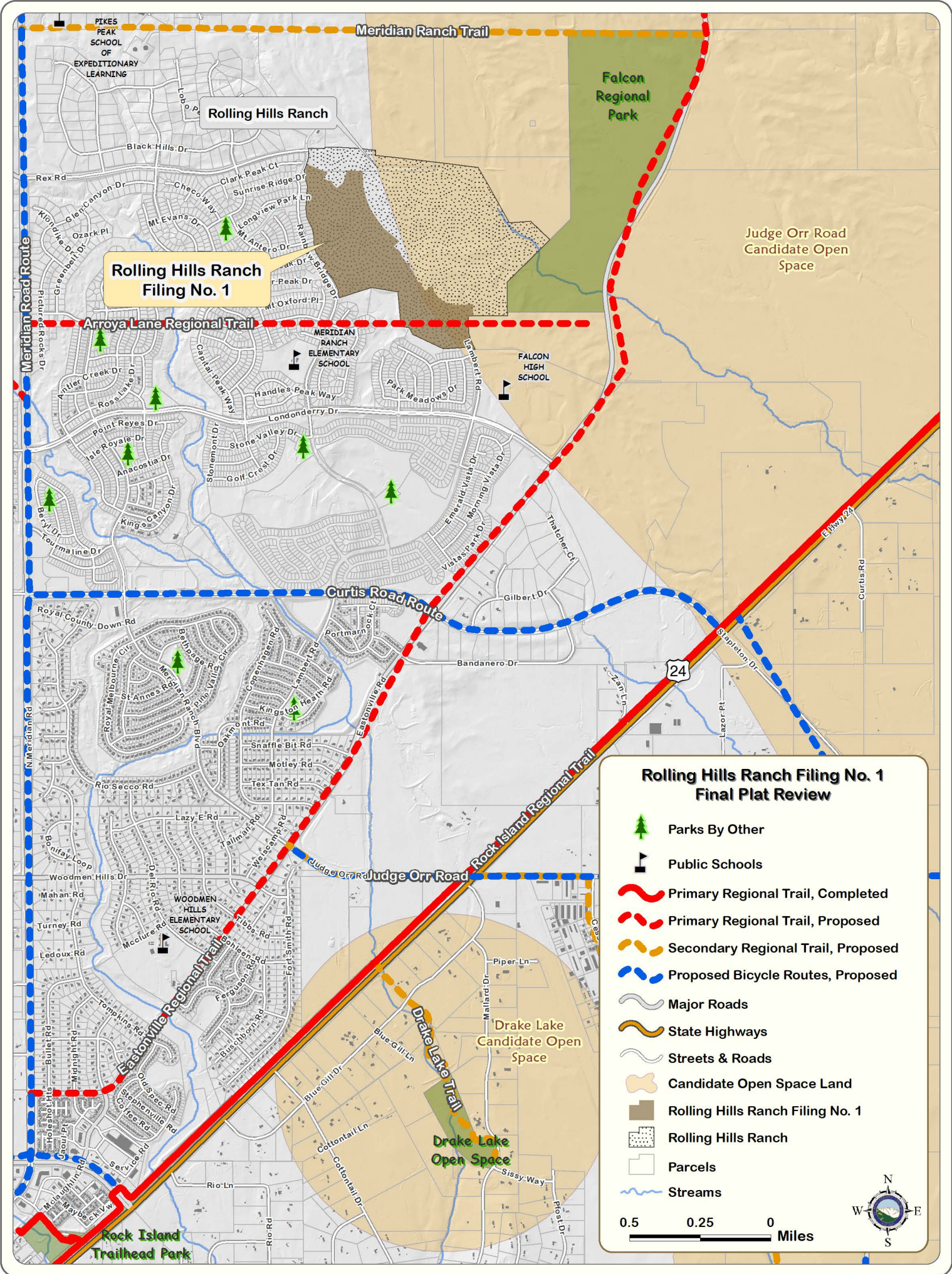
The open space dedication proposed within the overall Rolling Hills Ranch PUD Preliminary Plan area comprises 66 acres, or 26% of the subdivision, and therefore exceeds the required open space dedication of 10%. Rolling Hills Ranch Filing No. 1 contains 25.6 acres, or 26.9%, of open space tracts. A 1-acre neighborhood park is planned for the development, and an internal trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including neighborhood parks, community and recreation centers, an 18-hole golf course, as well as future connectivity to Falcon Regional Park.

County Parks acknowledges the waiver of \$124,032 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits

against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of this Final Plat. If no Park Lands Agreement is requested, urban park fees for Rolling Hills Ranch Filing No. 1 would amount to \$78,336.

Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$78,336 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of this Final Plat.



Rolling Hills Ranch Filing No. 1

Rolling Hills Ranch Filing No. 1 Final Plat Review

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Candidate Open Space Land
- Rolling Hills Ranch Filing No. 1
- Rolling Hills Ranch
- Parcels
- Streams

0.5 0.25 0 Miles



PIKES PEAK SCHOOL OF EXPEDITIONARY LEARNING

Rolling Hills Ranch

Falcon Regional Park

Judge Orr Road Candidate Open Space

Rolling Hills Ranch Filing No. 1

Arroya Lane Regional Trail

Curtis Road Route

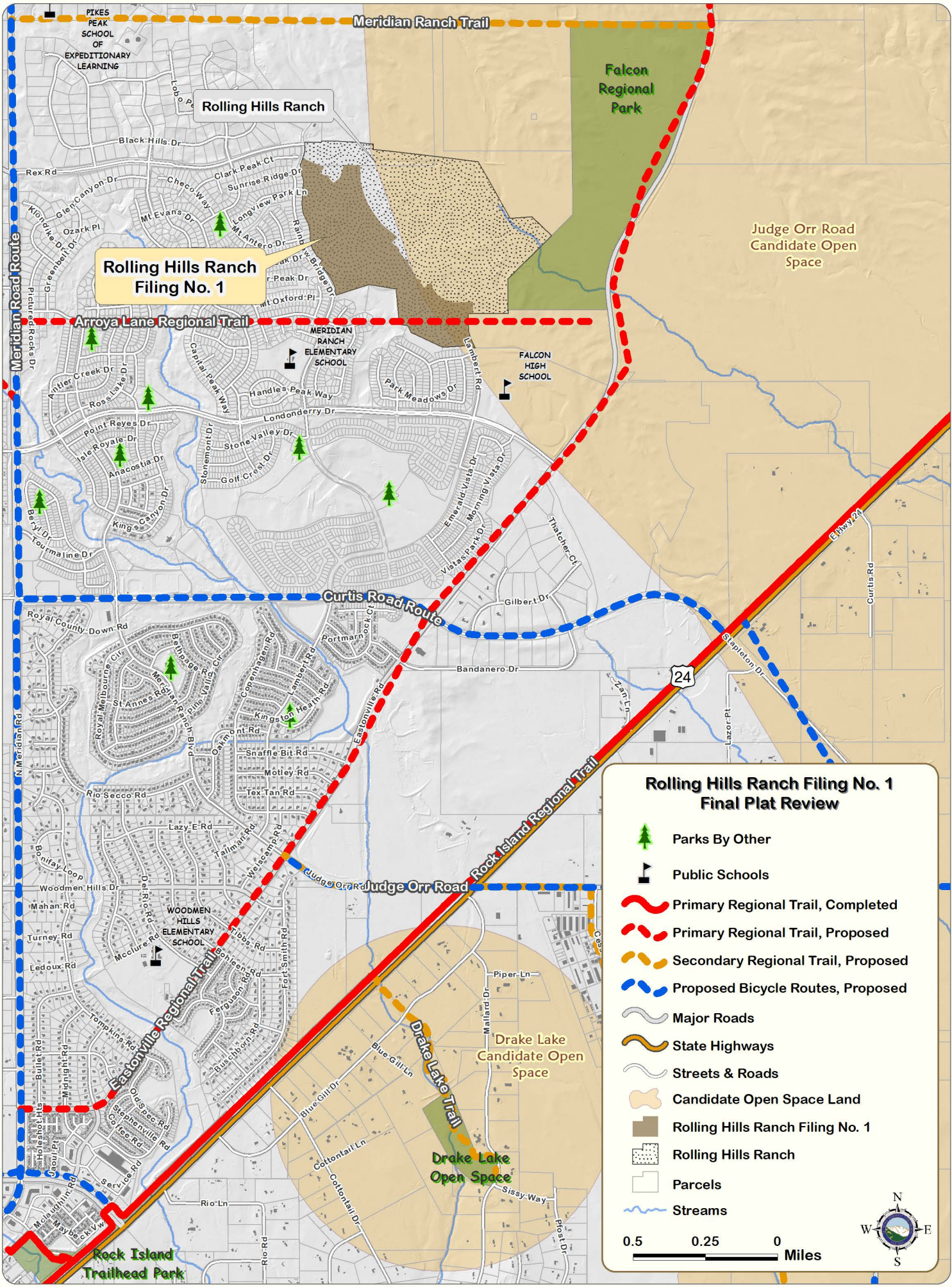
Rock Island Regional Trail

Judge Orr Road

Drake Lake Trail

Drake Lake Candidate Open Space

Rock Island Trailhead Park



Development Application Permit Review



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

January 8, 2020

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.

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|---------------------------|---|--------------------------------------|------------|
| Name: | Rolling Hills Ranch Filing No. 1 Final Plat | Application Type: | Final Plat |
| PCD Reference #: | SF-19-023 | Total Acreage: | 95.20 |
| | | Total # of Dwelling Units: | 272 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 7.14 |
| GTL Development, Inc. | N.E.S., Inc. | Regional Park Area: | 2 |
| 3575 Kenyon Street | 619 North Cascade Avenue | Urban Park Area: | 3 |
| San Diego, CA 92110 | Suite 200 | Existing Zoning Code: | PUD |
| | 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

Regional Park Area: 2

0.0194 Acres x 272 Dwelling Units = 5.277
Total Regional Park Acres: 5.277

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 272 Dwelling Units = 1.02
 Community: 0.00625 Acres x 272 Dwelling Units = 1.70
Total Urban Park Acres: 2.72

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 272 Dwelling Units = \$124,032
Total Regional Park Fees: \$124,032

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 272 Dwelling Units = \$30,736
 Community: \$175 / Dwelling Unit x 272 Dwelling Units = \$47,600
Total Urban Park Fees: \$78,336

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$78,336 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of this Final Plat.

Park Advisory Board Recommendation: PAB Endorsed 01/08/2020