

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 15, 2021

Sophie Kiepe
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Solace of Colorado Springs Plot Plan Review (PPR-2047)

Sophie,

The Community Services Department has reviewed the development application for the Solace of Colorado Springs Plot Plan Review on behalf of El Paso County Parks. Staff acknowledges that there have been minor changes to the development application since it was previously reviewed. The original Solace of Colorado Springs Preliminary Plan was presented to and endorsed by the Park Advisory Board. On April 8 2020, the Park Advisory Board endorsed the Solace of Colorado Springs Preliminary Plan with the following recommendations:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Solace of Colorado Springs Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$162,516, and urban park fees in the amount of \$102,660 will be required at the time of the recording of the final plat.”

Solace of Colorado Springs project is located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The entire project site is approximately 28.82 acres. Solace of Colorado Springs is split into two phases for construction. Phase 1 is the subject of this application. Phase 1 will consist of 234 housing units within 10 buildings on 21.17 acres. As such, the urban and regional park fees will be broken out for phase 1.

The 2013 El Paso County Parks Master Plan shows no impact to regional trails, parks, or open space.

The project amenities include a clubhouse with a pool, outdoor sitting area, and pergola, a dog park near the clubhouse, and pedestrian trails through the development.

As no trail easements dedications are necessary for this filing, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication, to be paid at time of the recording of this Final Plat. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Staff Recommendation (Phase 1 Final Plat updated fees):

Recommend that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Solace of Colorado Springs Plot Plan Review: Require fees in lieu of land dedication for regional park purposes in the amount of \$109,278 and urban park purposes in the amount of \$69,030 which will be required at the time of recording of future final plat(s).

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



**Development
Application
Permit
Review**



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

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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: | Solace of Colorado Springs | Application Type: | Plot Plan Review |
| PCD Reference #: | PPR-2047 | Total Acreage: | 21.17 |
| | | Total # of Dwelling Units: | 234 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 27.63 |
| Jackson Dearborn Partners | NES | Regional Park Area: | 2 |
| Dane Olmstead | Andrea Barlow | Urban Park Area: | 5 |
| 404 Wells St, Suite 400 | 619 N. Cascade, Suite 200 | Existing Zoning Code: | RM-12 |
| Chicago, IL 60607 | Colorado Springs, CO 80903 | Proposed Zoning Code: | RM-12 |

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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| 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. |
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LAND REQUIREMENTS

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

Regional Park Area: 2

Urban Park Area: 5

0.0194 Acres x 234 Dwelling Units = 4.540
Total Regional Park Acres: 4.540

| | | |
|---------------|--------------------------------------|-------------|
| Neighborhood: | 0.00375 Acres x 234 Dwelling Units = | 0.88 |
| Community: | 0.00625 Acres x 234 Dwelling Units = | 1.46 |
| | Total Urban Park Acres: | 2.34 |

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 5

\$467 / Dwelling Unit x 234 Dwelling Units = \$109,278
Total Regional Park Fees: \$109,278

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|---------------|--|-----------------|
| Neighborhood: | \$116 / Dwelling Unit x 234 Dwelling Units = | \$27,144 |
| Community: | \$179 / Dwelling Unit x 234 Dwelling Units = | \$41,886 |
| | Total Urban Park Fees: | \$69,030 |

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Staff recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Solace of Colorado Springs Plot Plan Review: Require fees in lieu of land dedication for regional park purposes in the amount of \$109,278 and urban park purposes in the amount of \$69,030 which will be required at the time of recording of future final plat(s).

Park Advisory Board Recommendation: N/A

Solace of Colorado Springs Plot Plan Review

- Colorado Springs Trail, Proposed
- Major Roads
- Streets & Roads
- Solace
- Parcels
- Streams
- Incorporated Areas

0 125 250 500 Feet



Solace of Colorado Springs Phase 2

Solace of Colorado Springs Phase 1