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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 6, 2018

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Meadowbrook Crossing Filing No. 2 Final Plat (SF-18-004)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Meadowbrook Crossing Filing No. 2 Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on March 14, 2018.

Meadowbrook Crossing Filing No. 2 Final Plat consists of 35 single-family residential lots on 4.46 acres. The property is zoned RS-5000, and is located at the intersection of East Highway 24 and Meadowbrook Parkway.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The surrounding neighborhood does not offer any recreation facilities beyond a 9-hole golf course located .25 mile west of the project area and two elementary school playgrounds, each located .75 mile from the project site. Through early discussions, El Paso County Parks staff encouraged the developer to explore urban park options in the form of a pocket park or other recreational opportunities and provided information on the Urban Park Grant Program. The project is served by the Meadowbrook Metropolitan District, which could apply for an Urban Park Grant to supplement the funding and construction of the dog park and other park amenities.

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. However, at 15% of the total project area, the

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development's Preliminary Plan contains 224,294 square feet or 5.15 acres of open space. The plan does show a future dog park in Tract F whose development is contingent on available future funding and construction of a bridge across the East Fork of Sand Creek.

On June 14, 2017, the Park Advisory Board endorsed the Meadowbrook Crossing Preliminary Plan and Final Plat, which consisted of all 114 single-family residential lots, with approximately 11.4 acres of dedicated open space. Then on August 9, 2017, the Park Advisory Board endorsed a modified application for the Preliminary Plan and Filing No. 1 Final Plat. At that time, a FEMA Letter of Map Revision (LOMR) floodplain modification application was submitted for approval, and only 79 lots were included in Filing No. 1 Final Plat, with the remaining 35 lots to be platted at a later date as Filing No. 2. The reduction of total lots in Filing No. 1 Final Plat temporarily reduced the overall housing unit density to 2.45 units per acre, and at the time of the August 9th Park Advisory Board meeting, only regional park fees in the amount of \$32,153 were applied to Filing No. 1.

Because the approved 114-lot Preliminary Plan subjected the entire development to urban park fees, and approval of the FEMA LOMR application reintroduces the additional 35 lots of Filing No. 2, the overall housing unit density has been raised back to urban density requirements. Therefore, approval of Filing No. 2 Final Plat will be subject to payment of park fees for the entire development, minus those regional park fees paid through the recording of the 79 lots of Filing No. 1. As such, staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$15,050 and urban park fees in the amount of \$31,008.

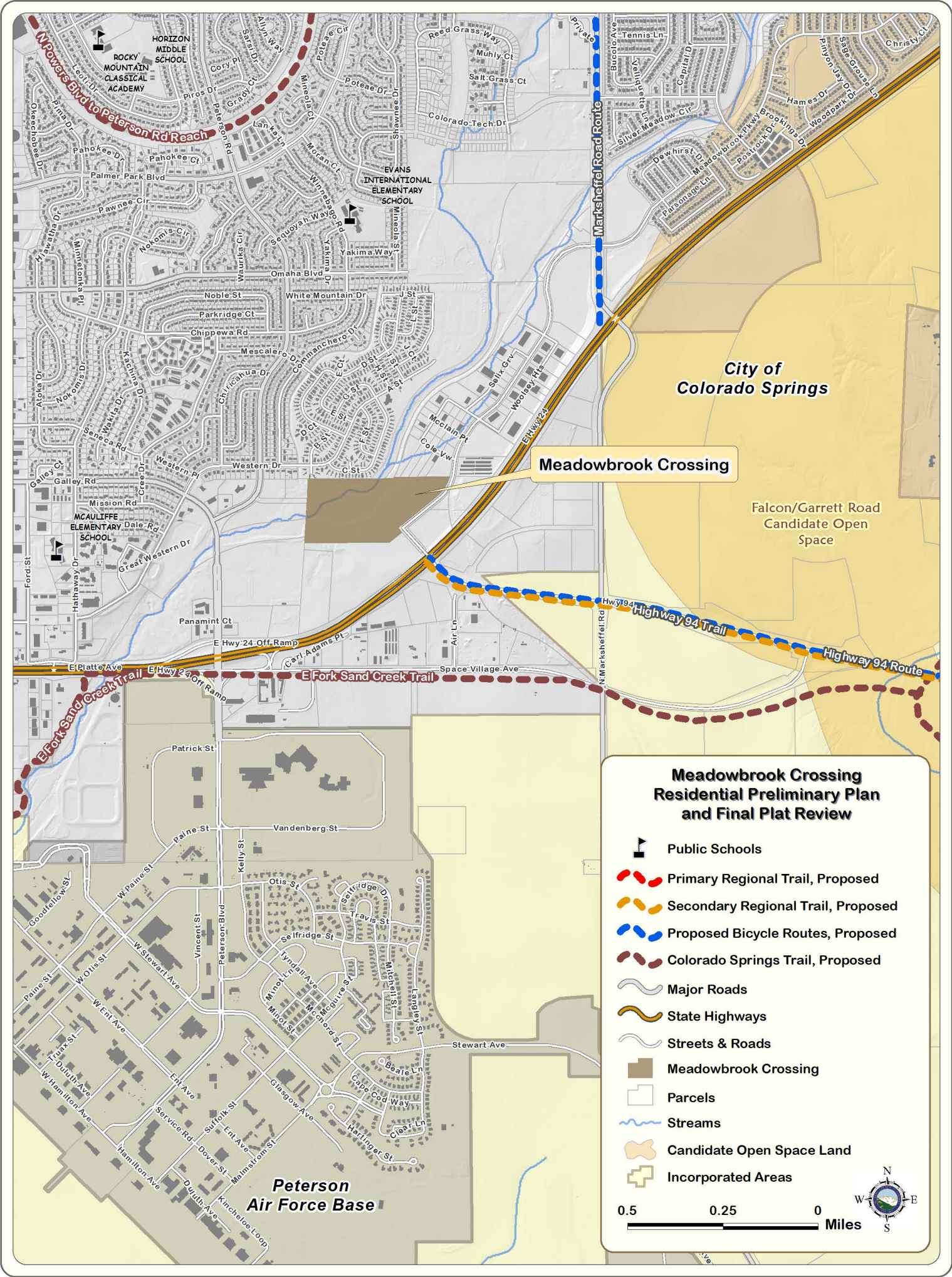
Recommended Motion (Filing No. 2 Final Plat):

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$15,050 and urban park fees in the amount of \$31,008.”

Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com



City of Colorado Springs

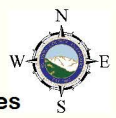
Meadowbrook Crossing

Falcon/Garrett Road Candidate Open Space

Meadowbrook Crossing Residential Preliminary Plan and Final Plat Review

- Public Schools
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Meadowbrook Crossing
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas

0.5 0.25 0 Miles



Peterson Air Force Base

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

March 14, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Meadowbrook Crossing Filing No. 2 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-004	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	32.27 / 4.46
Meadowbrook Crossing, LLC	Thomas & Thomas	Total # of Dwelling Units	114 / 35
90 South Cascade Avenue, Suite 1500	Jim Houk	Gross Density:	3.53 / 7.85
Colorado Springs, CO 80903	702 North Tejon Street	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	5

Existing Zoning Code: **RS-5000** Proposed Zoning: **RS-5000**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Urban Density: (2.5 units or greater / 1 acre)

Regional Parks: 2	Urban Parks Area: 5
0.0194 Acres x 35 Dwelling Units = 0.679 acres	Neighborhood: 0.00375 Acres x 114 Dwelling Units = 0.43 acres
	Community: 0.00625 Acres x 114 Dwelling Units = 0.71 acres
	Total: 1.14 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 5
\$430.00 / Unit x 35 Dwelling Units = \$15,050.00	Neighborhood: \$107.00 / Unit x 114 Dwelling Units = \$12,198.00
	Community: \$165.00 / Unit x 114 Dwelling Units = \$18,810.00
	Total: \$31,008.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 2 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$15,050 and urban park fees in the amount of \$31,008.

Park Advisory Board Recommendation: