

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Glen at Widefield Filing No. 12 Final Plat

Agenda Date: August 10, 2022

Agenda Item Number: #6 - G

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Glen Investment Group for approval of The Glen at Widefield Filing No. 12. This site is located west of Marksheffel Road and north of Mesa Ridge Parkway within the larger Glen at Widefield development. Filing No. 12 totals 77.82 acres and includes 79 single-family dwelling units on 17.7 acres, three open space tracts totaling 5.5 acres, and rights-of-way totaling 4 acres.

The Filing No. 12 Final Plat is the sixth and final phase of the larger Glen at Widefield East development. The Glen at Widefield East Preliminary Plan was approved in 2015 and includes zoning for 595 single family residential dwelling units and 116.79 acres of open space along a large drainageway that bisects the Glen at Widefield development.

As part of the approved preliminary plan, the applicant provided a trails plan to County Parks which provide an overview of a proposed trail system throughout the larger Glen at Widefield East development. The plan outlined 3.5 miles of trail, a picnic pavilion, benches, trash receptacles, and signage. Using the trails plan for the Glen at Widefield East, the applicant has completed five previous park lands agreements for Filing No. 7 through Filing No. 11 to develop the trail system within the Glen at Widefield East development. For Filing No. 12, the applicant intends to seek a park lands agreement for the development of trail between Pao Annu Street and the gas line easement along Marksheffel Road.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$36,893 and urban park fees in the amount of \$23,305 will be required upon recording of the forthcoming final plat.

Recommended Motion (PUD Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving The Glen at Widefield Filing No. 12 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$36,893, and urban park fees in the amount of \$23,305. Provision of urban park amenities under 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 the final plat.

Development Application Permit Review



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

August 11, 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.

Name:	Glen at Widefield Filing No. 12	Application Type:	Final Plat
PCD Reference #:	SF2224	Total Acreage:	77.82
		Total # of Dwelling Units:	79
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.54
Glen Investment Group VIII, LLC	Glen Investment Group VIII, LLC	Regional Park Area:	2
Ryan Watson	Ryan Watson	Urban Park Area:	2
3 Widefield Blvd	3 Widefield Blvd	Existing Zoning Code:	RS-6000
Colorado Springs, CO 80911	Colorado Springs, CO 80911	Proposed Zoning Code:	RS-6000

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.
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LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 79 Dwelling Units = 1.533
Total Regional Park Acres: 1.533

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 79 Dwelling Units = 0.30
 Community: 0.00625 Acres x 79 Dwelling Units = 0.49
Total Urban Park Acres: 0.79

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 79 Dwelling Units = \$36,893
Total Regional Park Fees: \$36,893

Urban Park Area: 2

Neighborhood: \$116 / Dwelling Unit x 79 Dwelling Units = \$9,164
 Community: \$179 / Dwelling Unit x 79 Dwelling Units = \$14,141
Total Urban Park Fees: \$23,305

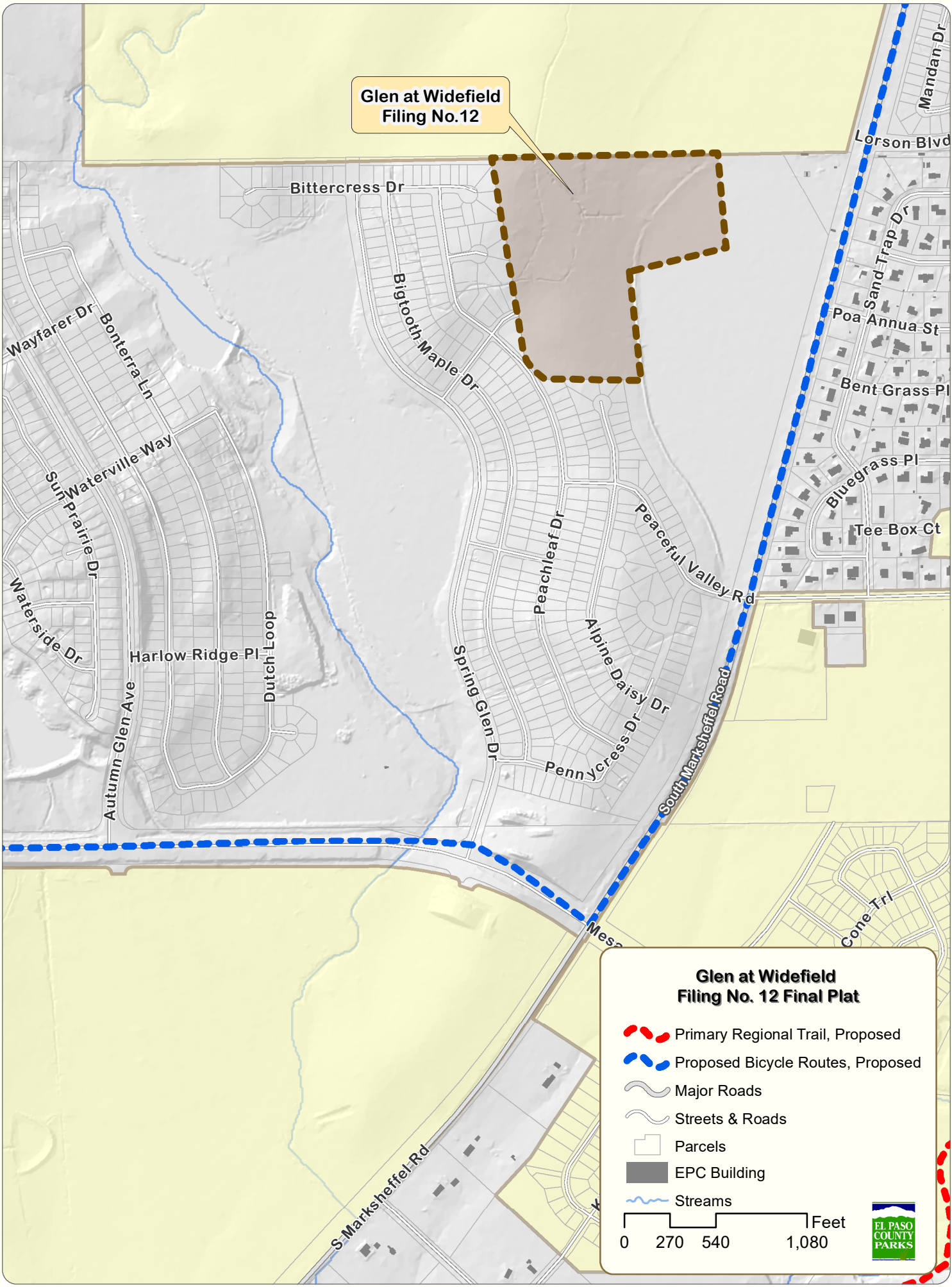
ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Glen at Widefield Filing No. 12 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$36,893, and urban park fees in the amount of \$23,305. Provision of urban park amenities under 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 the final plat.

Park Advisory Board Recommendation:

Endorsed 8/10/2022

Glen at Widefield
Filing No.12



**Glen at Widefield
Filing No. 12 Final Plat**

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- EPC Building
- Streams

