



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

July 19, 2022

Ryan Howser
Project Manager
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: The Glen at Widefield Filing No. 12 – Final Plat (SF2224)

Hello Ryan,

The Community Services Department has reviewed The Glen at Widefield Filing No. 12 Final Plat and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on August 10, 2022.

Request by Glen Investment Group for final plat approval of The Glen at Widefield Filing No. 12. The site is approximately 27 acres, is zoned RS-6000 (Residential Suburban) and is generally located north of the intersection of Marksheffel Road and Mesa Ridge Parkway. The applicant is proposing to subdivide the property into 79 single-family residential lots of 6,000 square feet within 17.7 acres, three open space tracts totaling 5.5 acres, and rights-of-way totaling 4 acres.

The Glen at Widefield Filing No. 12 is the sixth phase of the larger Glen at Widefield East Preliminary Plan. The preliminary plan includes 595 single family lots, rights-of-way, open space tracts and utility corridors. Of particular interest, the preliminary plan includes 116.79 acres of open space along a large drainageway north of Marksheffel Road. As development has continued within the Glen at Widefield East, the applicant has continued to show interest in providing recreational amenities within the Preliminary Plan area. The Park Advisory Board recommended approval of the Preliminary Plan on August 12, 2015 with the following endorsed motion:

Require fees in lieu of land dedication for regional park purposes in the amount of \$179,690.00 and urban fees in the amount of \$113,645.00. 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.

The El Paso County Parks Master Plan shows a bicycle route in the vicinity of the project, specifically the South Marksheffel Road Route. This route will be accommodated within the right-of-way and installed as



part of future road improvements. The Parks Master Plan does not show any regional trail connections in the immediate vicinity of this project.

The Open Space Master Plan of the Parks Master Plan shows the Jimmy Camp Creek candidate open space area encompassing the drainageway to the west of the Filing No. 12 project area. Natural resource values include wildlife habitat with wetlands and riparian vegetation. The Glen at Widefield East Preliminary Plan includes a 116.79-acre open space tract along this corridor and has completed a wetlands impact study, natural features report, and wildlife report showing no major impacts to the corridor.

Because The Glen at Widefield Filing No. 12 is zoned RS-6000, the applicant is not required to dedicate open space as is required with PUD zoning. However, the applicant is interested in providing future recreational amenities within the open space tracts, including trails, as outlined in previous applications and discussions with staff relative to a park lands agreement.

The applicant previously submitted a Trails Plan to the County that provided an overview of a proposed trail system throughout the larger Glen at Widefield East Preliminary Plan project area. The plan outlines the development of 3.5 miles of trail, a picnic pavilion, benches, trash receptacles, and signage within the Glen at Widefield East. These improvements will provide urban recreation opportunities to the resident living with the Glen at Widefield East and the public.

Using the Trails Plan for the Glen at Widefield East, the applicant has completed five previous park lands agreements within the Glen at Widefield East area. Urban Park fee credits have been provided for the development of trails, benches, and picnic area within Filing No. 7 through Filing No 11. The applicant intends to continue to seek urban park fee credits as development continues within the Glen at Widefield East area. For the Glen at Widefield Filing No. 12 the applicant intends to pursue a park lands agreement for the development of trail between Poa Annu Street and the Gas Line easement along Marksheffel Road.

Parks staff recommends fees in lieu of land for regional and urban park purposes. The applicant may pursue a park lands agreement to address credits against urban park fees for the subdivision, provided the agreement is approved by the County and executed prior to recording the final plat.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 11 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$36,893 and urban 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.

Please let me know if you have any questions or concerns

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@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.

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.

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:

TBD