

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

April 20, 2022

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

Subject: Cottages at Mesa Ridge Final Plat (SF-22-014)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Cottages at Mesa Ridge Final Plat and is submitting following comments and recommendations of behalf of El Paso County Parks. This development application will be presented to the Park Advisory Board for endorsement on May 11, 2022.

This is a request for endorsement by HR Green Development, LLC, on behalf of Goodwin Knight for The Cottages at Mesa Ridge Final Plat, consisting of 122 manufactured residential dwelling units on one 10.22-acre lot. The site is located approximately one mile south of Fontaine Boulevard on Mesa Ridge Parkway.

The 2013/2022 Parks Master Plan shows no project impacts to El Paso County proposed or existing parks, trails, or open space. Widefield Community Park and Fountain Creek Regional Park are located approximately 1.75 miles northwest and southwest of the site, respectively. Cross Creek Regional Park, owned and managed by Fountain Mutual Metropolitan District, is located 0.50 mile south of the project site. The proposed South Powers Boulevard Primary Regional Trail, South Powers Boulevard Bicycle Route, and South Marksheffel Road Bicycle Routes are located immediately east and adjacent the site, while the proposed Fontaine Boulevard Bicycle Route is located approximately one mile north. These trail or route alignments are located within dedicated public rights-of-way, including the adjacent 260-foot South Powers Boulevard right-of-way, so no trail easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The Cottages at Mesa Ridge is designed as a lower-income community consisting of premanufactured single-family and multi-family (duplexes) homes set on permanent foundations that allow for home ownership or rental opportunities. The site, at 10.22 acres in size, contains 5.33 acres of open space, or 52% of the total project acreage, designated for open space, trails, clubhouse, pocket park with



playground, dog park and dog wash station, landscaped property buffers, or stormwater detention purposes. As shown in applicant's Landscape Plans, the trail system, when combined with a proposed fire access road, allows residents to access the dog park, open spaces, and pocket park with minimized use of the planned sidewalk system.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement would be considered due to the inclusion of the aforementioned recreational amenities.

Recommended Motion: (Final Plat)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Cottages at Mesa Ridge Final Plat: require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. 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 this Final Plat.




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

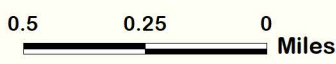
Sincerely,



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

The Cottages at Mesa Ridge Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  The Cottages at Mesa Ridge
-  Major Roads
-  State Highways
-  US Highways
-  Streets & Roads
-  Parcels

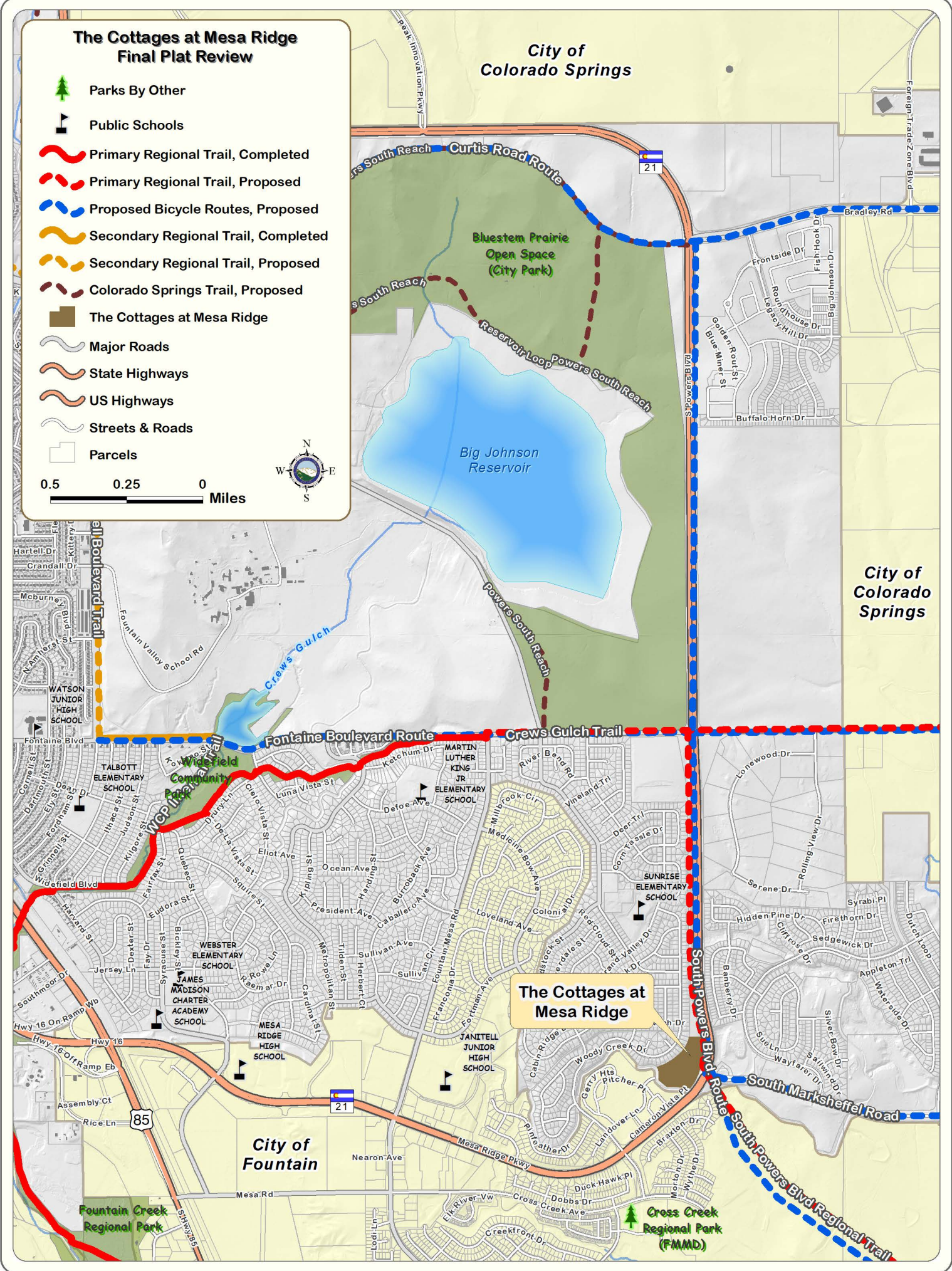


City of
Colorado Springs

City of
Colorado
Springs

City of
Fountain

The Cottages at
Mesa Ridge



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

**Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services**

May 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:	The Cottages at Mesa Ridge Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-014	Total Acreage:	10.22
		Total # of Dwelling Units:	122
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	29.84
Goodwin Knight	HR Green Development, LLC	Regional Park Area:	4
Dave Morrison	Ken Huhn	Urban Park Area:	4
8605 Explorer Drive, Suite 250	7222 Commerce Center Drive, Suite 220	Existing Zoning Code:	PUD
Colorado Springs, CO 80920	Colorado Springs, CO 80919	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

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

Regional Park Area: 4

Urban Park Area: 4

0.0194 Acres x 122 Dwelling Units = 2.367
Total Regional Park Acres: 2.367

Neighborhood:	0.00375 Acres x 122 Dwelling Units =	0.46
Community:	0.00625 Acres x 122 Dwelling Units =	0.76
	Total Urban Park Acres:	1.22

FEE REQUIREMENTS

Regional Park Area: 4

Urban Park Area: 4

\$460 / Dwelling Unit x 122 Dwelling Units = \$56,120
Total Regional Park Fees: \$56,120

Neighborhood:	\$114 / Dwelling Unit x 122 Dwelling Units =	\$13,908
Community:	\$176 / Dwelling Unit x 122 Dwelling Units =	\$21,472
	Total Urban Park Fees:	\$35,380

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Cottages at Mesa Ridge Final Plat: require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. 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 this Final Plat.

Park Advisory Board Recommendation: