

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Reserve at Corral Bluffs Filing No. 2 Final Plat

**Agenda Date:** April 11, 2018

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

Request for approval by Land Resources Associates on behalf of Corral Ranches Development Company, for The Reserve at Corral Bluffs Filing No. 2 Final Plat, which consists of 6 residential lots totaling 33.12 acres, with a minimum lot size of 5 acres. The property is located southeast of the intersection of Blaney Road and Meridian Road, within the bounds of the Highway 94 Comprehensive Plan.

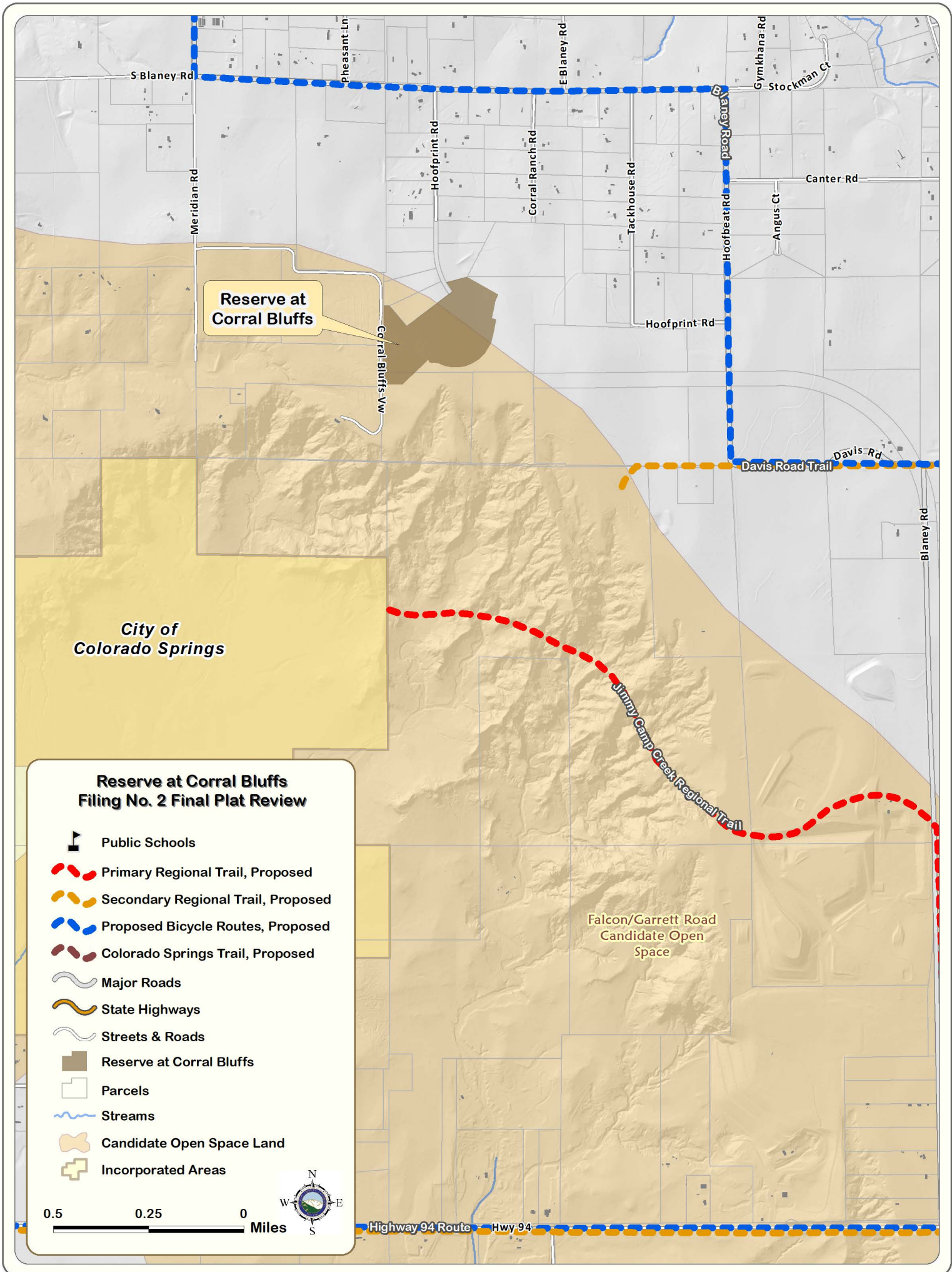
The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Jimmy Camp Creek Primary Regional Trail is located approximately 0.65 mile south of the project site, entering the City of Colorado Springs' Corral Bluffs Open Space from the east. Corral Bluffs Open Space is located immediately south of the project site, and the City's 2014 Parks Master Plan shows a proposed trail alignment through the open space, making a connection to the aforementioned Jimmy Camp Creek Trail.

The Open Space Master Plan of the Parks Master Plan shows the Falcon/Garrett Road Candidate Open Space encompassing the project site. Natural resource values include mixed-grass prairie communities, as well as needle and thread-blue grama grass prairie. The project would not be in conflict with the plan, as long as its development does not adversely affect surrounding prairie habitat.

As no trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes.

#### **Recommended Motion (Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Reserve at Corral Bluffs Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,580.



# Development Application Permit Review



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

April 11, 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:	Reserve at Corral Bluffs Filing No. 2 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-010	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	33.12
Corral Ranches Development Co.	Land Resource Associates	Total # of Dwelling Units	6
Howard Kunstle	David Jones	Gross Density:	0.18
1830 Coyote Point Drive	9736 Mountain Road	Park Region:	4
Colorado Springs, CO 80904	Chipita Park, CO 80809	Urban Area:	3

Existing Zoning Code: RR-5 Proposed Zoning: RR-5

## 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: 1
0.0194 Acres x 6 Dwelling Units = 0.116 acres	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres
	Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres
	Total: 0.00 acres

## FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 1
\$430.00 / Unit x 6 Dwelling Units = \$2,580.00	Neighborhood: \$107.00 / Unit x 0 Dwelling Units = \$0.00
	Community: \$165.00 / Unit x 0 Dwelling Units = \$0.00
	Total: \$0.00

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Reserve at Corral Bluffs Filing No. 2 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$2,580.

Park Advisory Board Recommendation: Endorsed 04/11/2018