

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Riverbend Crossing Filings No. 1 & No. 2  
Preliminary Plan, Filing No. 1 & No. 2 Final Plats

**Agenda Date:** January 9, 2019

**Agenda Item Number:** # 6 - C

**Presenter:** Jason Meyer, Project Manager II

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

#### Background Information:

Request for approval by Venetucci Village, LLC, for Riverbend Crossing Filing No. 1, and Filing No. 2 Preliminary Plan and Final Plats. The proposed subdivision totals 53.08 acres and includes 225 residential lots and 14 acres of open space. A rezone from PUD to RS-5000 is being processed concurrently for the residential lots. The property is located northwest of US Highway 58 at the intersection of Southmoor Drive and is located along the east bank of Fountain Creek.

The 2013 El Paso County Parks Master Plan shows no parks or trails impacted by the proposed subdivision. An existing section of the Fountain Creek Primary Regional Trail is located to the west, across Fountain Creek. The closest park is Pi-Ute Park, which is located approximately  $\frac{3}{4}$ -miles east of the proposed subdivision across Hwy 85.

Open Space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. However, the letter of intent includes 14 acres (26%) of open space / common areas providing public and private recreational opportunities within the proposed subdivision. Parks staff has concerns about how usable the proposed open space is since the preliminary plan drawings show it primarily as buffer space from an adjacent commercial development, as site detention, or is a thin strip along the steep creek bank of Fountain Creek. Parks staff encourages the applicant provide usable open space and recreational amenities for the future residents of the proposed subdivision. Parks staff suggests a small pocket park / trail system be included within the proposed subdivision and shown on the preliminary plan and subsequent final plat drawings.

As no park land or trail easement dedications are necessary for this application, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$96,750 and urban park fees in the amount of \$61,200 as shown in the attached Subdivision Review Forms.

**Recommended Motion (Preliminary Plan):**

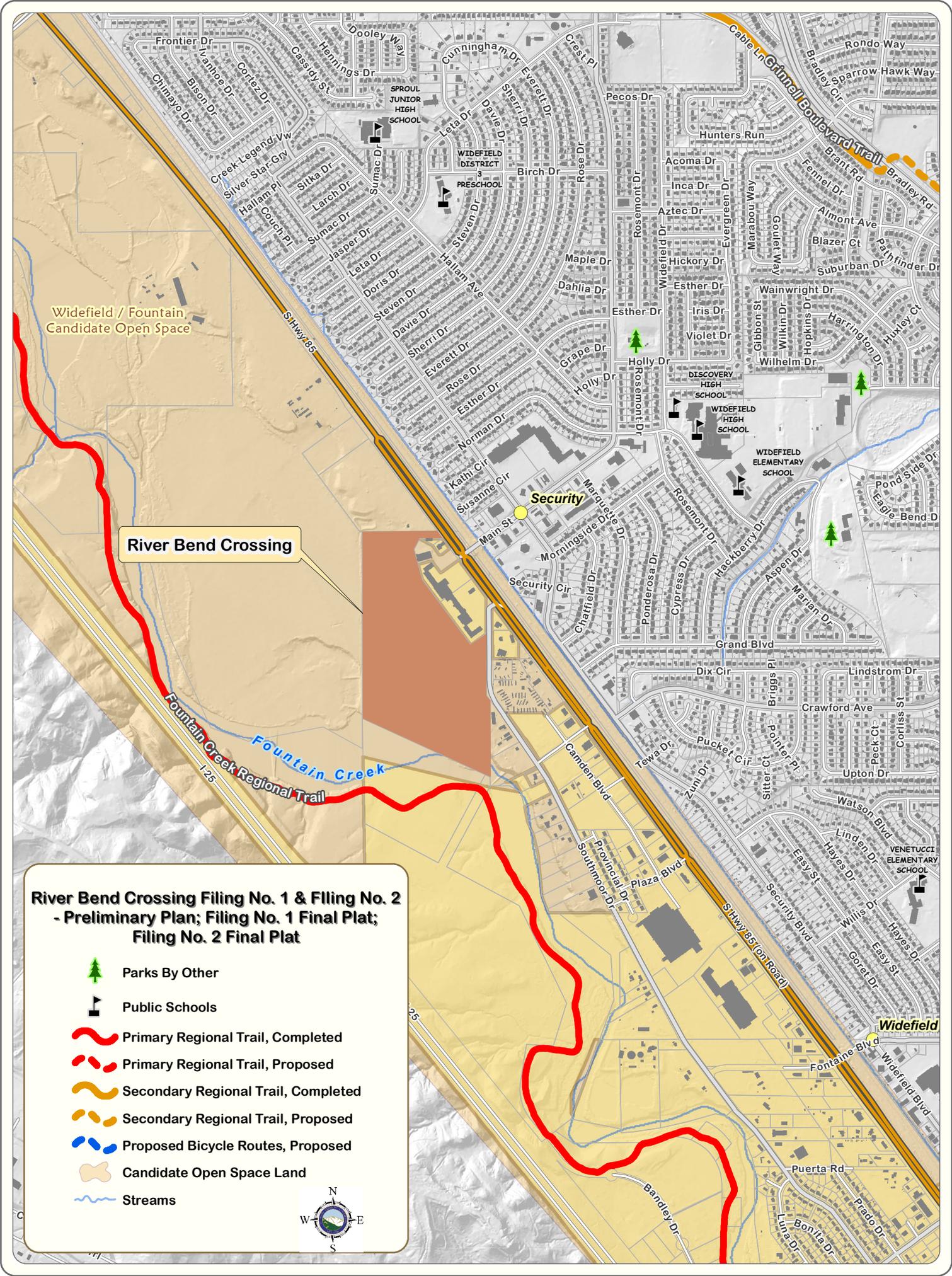
Recommend to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 1 and No. 2 Preliminary Plan include the following conditions; (1) fees in lieu of land dedication for regional park purposes in the amount of \$96,750 and urban park fees in the amount of \$61,200 will be required at time of the recording of the Final Plats; (2) Parks staff encourages the applicant to provide a pocket park or other recreational amenity within the subdivision.

**Recommended Motion (Filing No. 1 Final Plat)**

Recommend to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 1 Final Plat include the following conditions; (1) require fees in lieu of land dedication for regional park purposes in the amount of \$58,480 and urban park fees in the amount of \$36,992; (2) Parks staff encourages the applicant to provide a pocket park or other recreation amenity within the subdivision.

**Recommended Motion (Filing No. 2 Final Plat)**

Recommend to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 2 Final Plat include the following conditions; (1) require fees in lieu of land dedication for regional park purposes in the amount of \$38,270 and urban park fees in the amount of \$24,208; (2) Parks staff encourages the applicant to provide a pocket park or other recreation amenity within the subdivision.



Widefield / Fountain, Candidate Open Space

River Bend Crossing

Security

Widefield

**River Bend Crossing Filing No. 1 & Filing No. 2 - Preliminary Plan; Filing No. 1 Final Plat; Filing No. 2 Final Plat**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Candidate Open Space Land
-  Streams



# Development Application Permit Review



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

January 3, 2019

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: <b>River Bend Crossing Filing No. 1 &amp; Filing No. 2- Preliminary Plan</b>	Application Type: <b>Preliminary Plan</b>
DSD Reference #: <b>SP-187</b>	CSD / Parks ID#: <b>0</b>
Applicant / Owner: <b>Venetucci Village, LLC</b> <b>102 S. Tejon St, Suite 530</b> <b>Colorado Springs, CO 80903</b>	Owner's Representative: <b>Catamount Engineering</b> <b>P.O. Box 221</b> <b>Woodland Park, CO 80866</b>
	Total Acreage: <b>53.08</b>
	Total # of Dwelling Units: <b>225</b>
	Gross Density: <b>4.24</b>
	Park Region: <b>4</b>
	Urban Area: <b>4</b>

Existing Zoning Code: **PUD**                      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.
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**LAND REQUIREMENTS**

Regional Parks: <b>4</b>	Urban Density: <input checked="" type="checkbox"/> (1 unit / 2.5 acre or greater)
<b>0.0194 Acres x 225 Dwelling Units = 4.37 acres</b>	
Urban Parks Area: <b>4</b>	
Neighborhood: <b>0.00375 Acres x 225 Dwelling Units = 0.84 acres</b>	
Community: <b>0.00625 Acres x 225 Dwelling Units = 1.41 acres</b>	
Total: <b>1.97 acres</b>	

**FEE REQUIREMENTS**

Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>
<b>\$430.00 / Unit x 225 Dwelling Units = \$96,750.00</b>	Neighborhood: <b>\$107.00 / Unit x 225 Dwelling Units = \$24,075.00</b>
	Community: <b>\$165.00 / Unit x 225 Dwelling Units = \$37,125.00</b>
	Total: <b>\$61,200.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of River Bend Crossing Filing No. 1 and Filing No. 2 Preliminary Plan includes the following conditions; (1) fees in lieu of land dedication for regional park purposes in the amount of \$96,750 and urban park fees in the amount of \$61,200 will be required at time of the recording of the Final Plats; (2) Parks staff encourages the applicant to provide a pocket park or other recreational amenity within the subdivision.

Park Advisory Board Recommendation: Endorsed 02/13/2019

# Development Application Permit Review



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

January 3, 2019

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: <b>River Bend Crossing Filing No. 1 - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #: <b>SP-187</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Total Acreage:	<b>36.55</b>
<b>Venetucci Village, LLC</b>	Owner's Representative:	<b>136</b>
<b>102 S. Tejon St, Suite 530</b>	<b>Catamount Engineering</b>	Total # of Dwelling Units
<b>Colorado Springs, CO 80903</b>	<b>P.O. Box 221</b>	<b>4.24</b>
	<b>Woodland Park, CO 80866</b>	Gross Density:
		<b>4.24</b>
	Park Region:	<b>4</b>
	Urban Area:	<b>4</b>

Existing Zoning Code: **PUD**                      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.
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**LAND REQUIREMENTS**

Regional Parks: <b>4</b>	Urban Density: <input checked="" type="checkbox"/> (1 unit / 2.5 acre or greater)
<b>0.0194 Acres x 136 Dwelling Units = 2.64 acres</b>	
Urban Parks Area: <b>4</b>	
Neighborhood: <b>0.00375 Acres x 136 Dwelling Units = 0.51 acres</b>	
Community: <b>0.00625 Acres x 136 Dwelling Units = 0.85 acres</b>	
Total: <b>1.36 acres</b>	

**FEE REQUIREMENTS**

Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>	
<b>\$430.00 / Unit x 136 Dwelling Units = \$58,480.00</b>	Neighborhood: <b>\$107.00 / Unit x 136 Dwelling Units = \$14,552.00</b>	
	Community: <b>\$165.00 / Unit x 136 Dwelling Units = \$22,440.00</b>	
	Total: <b>\$36,992.00</b>	

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of River Bend Crossing Filing No. 1 Final Plat includes the following conditions; (1) require fees in lieu of land dedication for regional park purposes in the amount of \$58,480 and urban park fees in the amount of \$36,992; (2) Parks staff encourages the applicant to provide a pocket park or other recreational amenity within the subdivision.

Park Advisory Board Recommendation: Endorsed 02/13/2019

# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
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January 3, 2019

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: <b>River Bend Crossing Filing No. 2 - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #: <b>SP-187</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Total Acreage:	<b>15.45</b>
<b>Venetucci Village, LLC</b>	Total # of Dwelling Units:	<b>89</b>
<b>102 S. Tejon St, Suite 530</b>	Gross Density:	<b>4.24</b>
<b>Colorado Springs, CO 80903</b>	Park Region:	<b>4</b>
Owner's Representative:	Urban Area:	<b>4</b>
<b>Catamount Engineering</b>		
<b>P.O. Box 221</b>		
<b>Woodland Park, CO 80866</b>		

Existing Zoning Code: **PUD**                      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:  (1 unit / 2.5 acre or greater)

Regional Parks: **4**  
**0.0194 Acres x 89 Dwelling Units = 1.73 acres**

Urban Parks Area:	<b>4</b>
Neighborhood:	<b>0.00375 Acres x 89 Dwelling Units = 0.33 acres</b>
Community:	<b>0.00625 Acres x 89 Dwelling Units = 0.56 acres</b>
Total:	<b>0.89 acres</b>

**FEE REQUIREMENTS**

Regional Parks: **4**  
**\$430.00 / Unit x 89 Dwelling Units = \$38,270.00**

Urban Parks Area:	<b>4</b>
Neighborhood:	<b>\$107.00 / Unit x 89 Dwelling Units = \$9,523.00</b>
Community:	<b>\$165.00 / Unit x 89 Dwelling Units = \$14,685.00</b>
Total:	<b>\$24,208.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of River Bend Crossing Filing No. 2 Final Plat includes the following conditions; (1) require fees in lieu of land dedication for regional park purposes in the amount of \$38,270 and urban park fees in the amount of \$24,208; (2) Parks staff encourages the applicant to provide a pocket park or other recreational amenity within the subdivision.

Park Advisory Board Recommendation: Endorsed 02/13/2019