

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 26, 2021

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

**Subject: Bennet Ranch - Sketch Plan Amendment (SP-212)**

Ryan Howser,

The Planning Division of the Community Services Department has reviewed the development application for the Bennett Ranch Sketch Plan Amendment on behalf of El Paso County Parks. Staff acknowledges that this Preliminary Plan Amendment adds (3) 5+acre lots in Filing 3 (RR-5 Zone). These lots will be created by dividing (2) 10-acre lots into (4) 5-acre lots, and adding a 5+ acre to the open space. This amendment proposes the overall reduction of 6.23 acres of open space. With that reduction, 144.77-acres of the property, almost 19%, will remain as open space to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands and to preserve existing vegetation.

Please see the revised Subdivision Review Form with recalculated regional and urban park fees, as well as a modified Recommended Motion below in **bold**. The original Preliminary Plan was recommended and endorsed by the Park Advisory Board on July 9, 2019 with the following language:

*Request for approval by N.E.S., Inc., on behalf of McCune Ranch, LLC, for the McCune Ranch Preliminary Plan and Rezone, a 143 single-family residential lot development totaling 766.66 acres, with a minimum lot size of 2.5 acres. The property also contains one 7.9-acre commercial lot. The property is located northwest of the intersection of Hodgen Road and Meridian Road, and is located within the Black Forest Preservation Plan area. The applicant is concurrently seeking a rezone from RR-5 and A-35 to RR-5 and RR-2.5.*

*The 2013 El Paso County Parks Master Plan shows the proposed Hodgen Road and Meridian Road Bicycle Routes located immediately adjacent the southern and eastern boundaries of the property, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no trail*



*easement requests are necessary in those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future. The Pinerias Open Space is located 2 miles south of the property, while the existing and proposed sections of the Palmer Divide Regional Trail (Woodlake Trail) are located approximately 0.75 mile southeast of the property.*

*The Open Space Master Plan of the Parks Master Plan shows the Black Forest South Candidate Open Space encompassing the southern half of the project site. Natural resource values include montane ponderosa pine forests intermixed with permanent and intermittent wetlands and woodland prairie communities, serving as habitats for native, relict, and various rare plant species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment.*

*The McCune Ranch Preliminary Plan includes 149-acres of open space, almost 20% of the property, which is proposed to preserve the floodplain and wetlands of the West Kiowa Creek, as well as providing recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping 8' breeze trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points. Early discussions indicated that the applicant was willing to dedicate the open space and trails to El Paso County Parks, however, acquisition of the property and construction of the trails were not identified as either a high priority open space acquisition or vital regional trail connection in the Parks Master Plan. Therefore, the open space and trails will be owned and maintained by the proposed Metropolitan District.*

*As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$61,490, due at time of the recording of the forthcoming final plat(s). Regional Park fees will only be accessed on the 143 residential lots, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.*

#### **Recommended Motion (Preliminary Plan): Modified Fees**

**Recommend to the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Winsome Preliminary Plan Amendment: require fees in lieu of land dedication for regional park purposes in the amount of \$67,160 will be required at time of the recording of the final plat(s).**

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

**Development  
Application  
Permit  
Review**



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

**May 26, 2021**

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.

<b>Name:</b>	Winsome Preliminary Plan Amendment	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SF-21-001	<b>Total Acreage:</b>	768.00
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	146
Winsome LLC	NES, Inc.	<b>Dwelling Units Per 2.5 Acres:</b>	0.48
1864 Woodmoor Dr. Suite 100	619 North Cascade Ave	<b>Regional Park Area:</b>	2
Monument, CO 80132	Colorado Springs, CO 80903	<b>Urban Park Area:</b>	2
		<b>Existing Zoning Code:</b>	RR-5
		<b>Proposed Zoning Code:</b>	RR-5, RR-2.5, CC

**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 146 Dwelling Units = 2.832  
**Total Regional Park Acres: 2.832**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 146 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 146 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 146 Dwelling Units = \$67,160  
**Total Regional Park Fees: \$67,160**

**Urban Park Area: 2**

Neighborhood: \$114 / Dwelling Unit x 146 Dwelling Units = \$0  
 Community: \$176 / Dwelling Unit x 146 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

**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 Winsome Preliminary Plan Amendment: require fees in lieu of land dedication for regional park purposes in the amount of \$67,160 will be required at time of the recording of the final plat(s)..

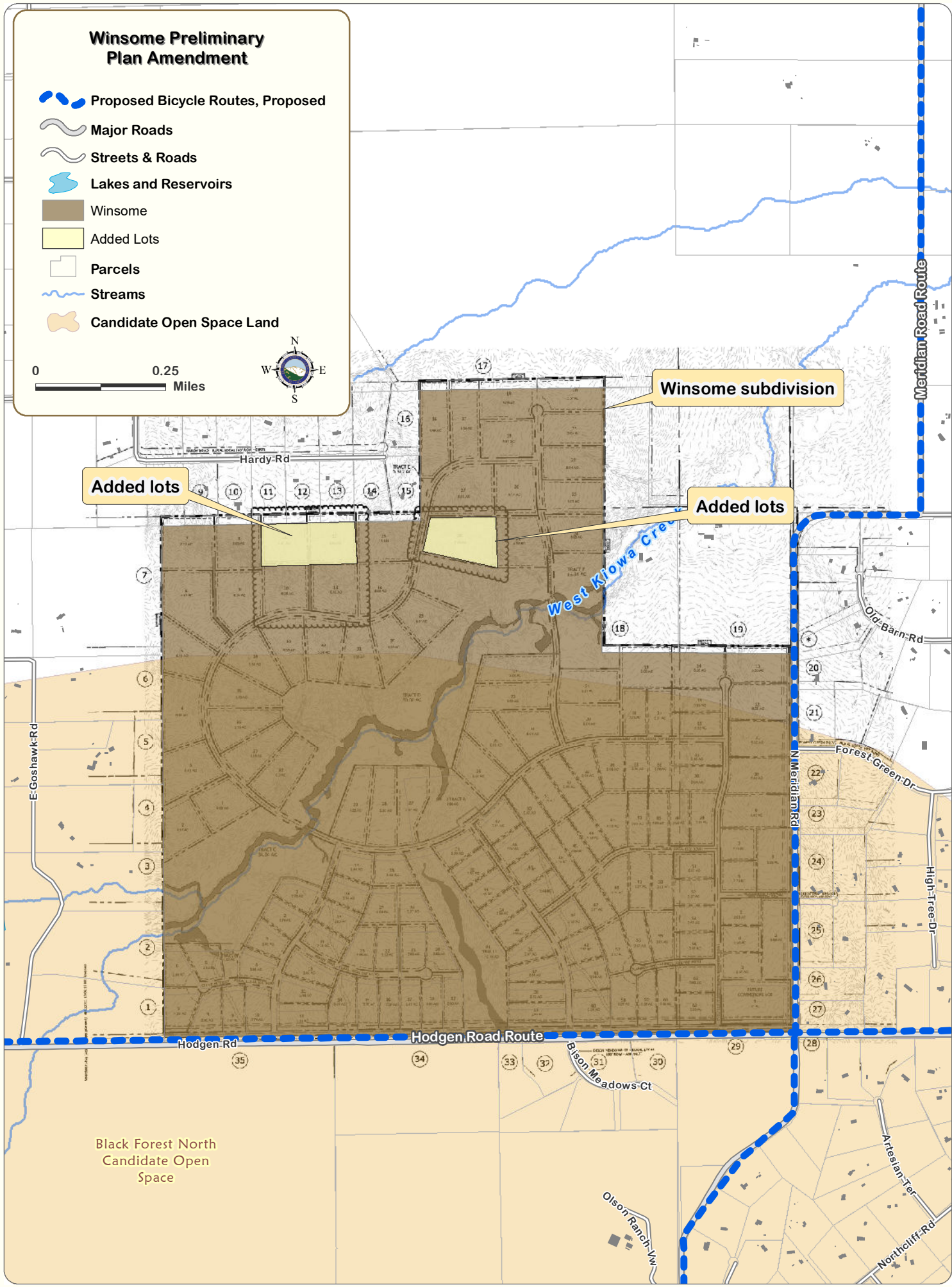
**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**

# Winsome Preliminary Plan Amendment

-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Lakes and Reservoirs
-  Winsome
-  Added Lots
-  Parcels
-  Streams
-  Candidate Open Space Land

0 0.25 Miles



Added lots

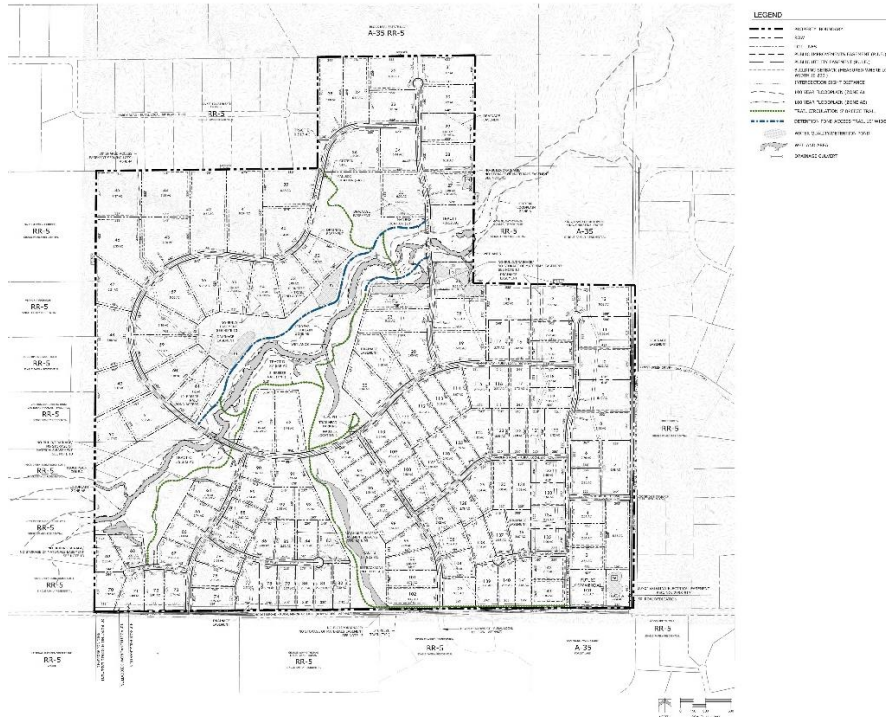
Winsome subdivision

Added lots

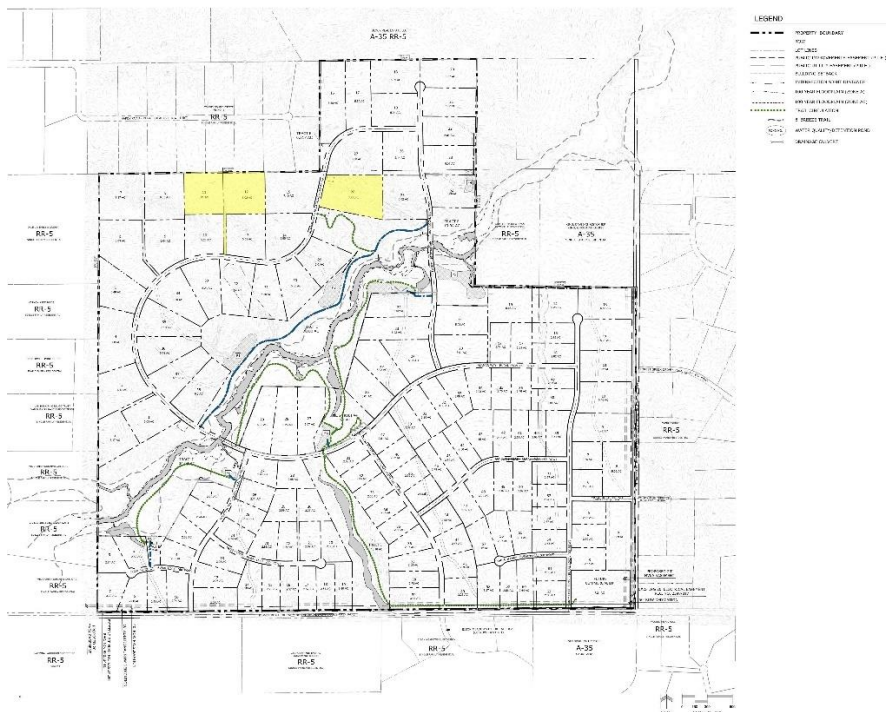
Black Forest North  
Candidate Open  
Space



**APPROVED SITE PLAN**



**AMENDED SITE PLAN**



*\*Added lots highlighted in yellow.*