

Parks & Community Services Department

Todd Marts, Executive Director

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Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
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Cory Applegate, District 4
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January 27, 2025

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

Subject: Urban Landing Filing No. 1 Final Plat, Preliminary Comments – (SF-25-002)

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the Urban Landing Filing No. 1 Final Plat development application and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on February 12, 2025:

This is a request for endorsement by N.E.S., Inc., on behalf of Classic Communities, for the Urban Landing Filing No. 1 Final Plat. The site is located southeast of Monument, south of the intersection of Baptist and Struthers Roads. This submittal consists of 49 single-family residential lots on 6.57 acres with a minimum lot size of 2,520 square feet. The site is currently zoned R-4 with this concurrent rezoning application to Planned Unit Development (PUD).

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Regional Trail is located approximately 125 feet west of the project site on the west side of Struthers Road where it is proposed to turn westward and join the New Santa Fe Regional Trail, which is located 0.50 miles west, while the existing and proposed Fox Run Regional Trail is located approximately 0.65 miles north of the site. Urban Landing does not significantly fall within any Candidate Open Space Area.

The Urban Landing Filing No. 1 Final Plat shows 1.82 acres, or 27.7%, of open space dedicated to landscape tracts, and public open areas and trail corridors, thus meeting and exceeding the Land Development Code's 10% open space requirement. The open space includes Tract A, a nearly 1 acre centrally located neighborhood park with active use amenities, as highlighted on the submitted Landscape Plan. The applicant's Letter of Intent states the following in regard to recreational and multi-modal opportunities in and around the proposed development:

- *"Trails and Open Space: There are 1.82 acres of useable open space provided within the PUD. Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 6.57-acre site requires 0.65 acres of open space, .16 acres of which must be contiguous. The project satisfies these requirements. Approximately 150 feet from the site's western property line, the County-proposed Jackson Creek Regional Trail is located along Struthers Road and will connect to the existing New Santa Fe Regional Trail."*

- *“The new sidewalks along Spanish Bit Drive will connect to the existing infrastructure on Struthers Road and will provide residents with continuous, safe walking spaces, relieving the need for dangerous commutes within and alongside the roadway. The project is within a one-mile walking or bicycling distance from King Soopers, Walgreens, Big R, churches, banks, and multiple fast-food restaurants, encouraging walkability and bikability in an interconnected, multi-use neighborhood.”*
- *“El Paso County Parks Master Plan: The Parks Master Plan does not identify any proposed parks or candidate open space on this site. The area north of the site, south of the intersection of Baptist Road and Struthers Road, is identified as a candidate open space area, as is the land on the western side of Interstate Highway 25. The proposed 9.28-mile Jackson Creek Regional Trail is proposed on the west side of Struthers Road, approximately 150 feet from the proposed Urban Landing property line. This trail is imagined to start at Highway 105, following the Jackson Creek Parkway south to Baptist Road before splitting into two segments; one of which will connect to the New Santa Fe Regional Trail, and the other will connect to the City’s trail system at the Northgate Open Space.”*

As no park land or trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

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 Urban Landing Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$24,745 and urban park purposes in the amount of \$14,847 to be paid at time of the recording of this Final Plat. 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 feel free to contact me should you have any questions or concerns.

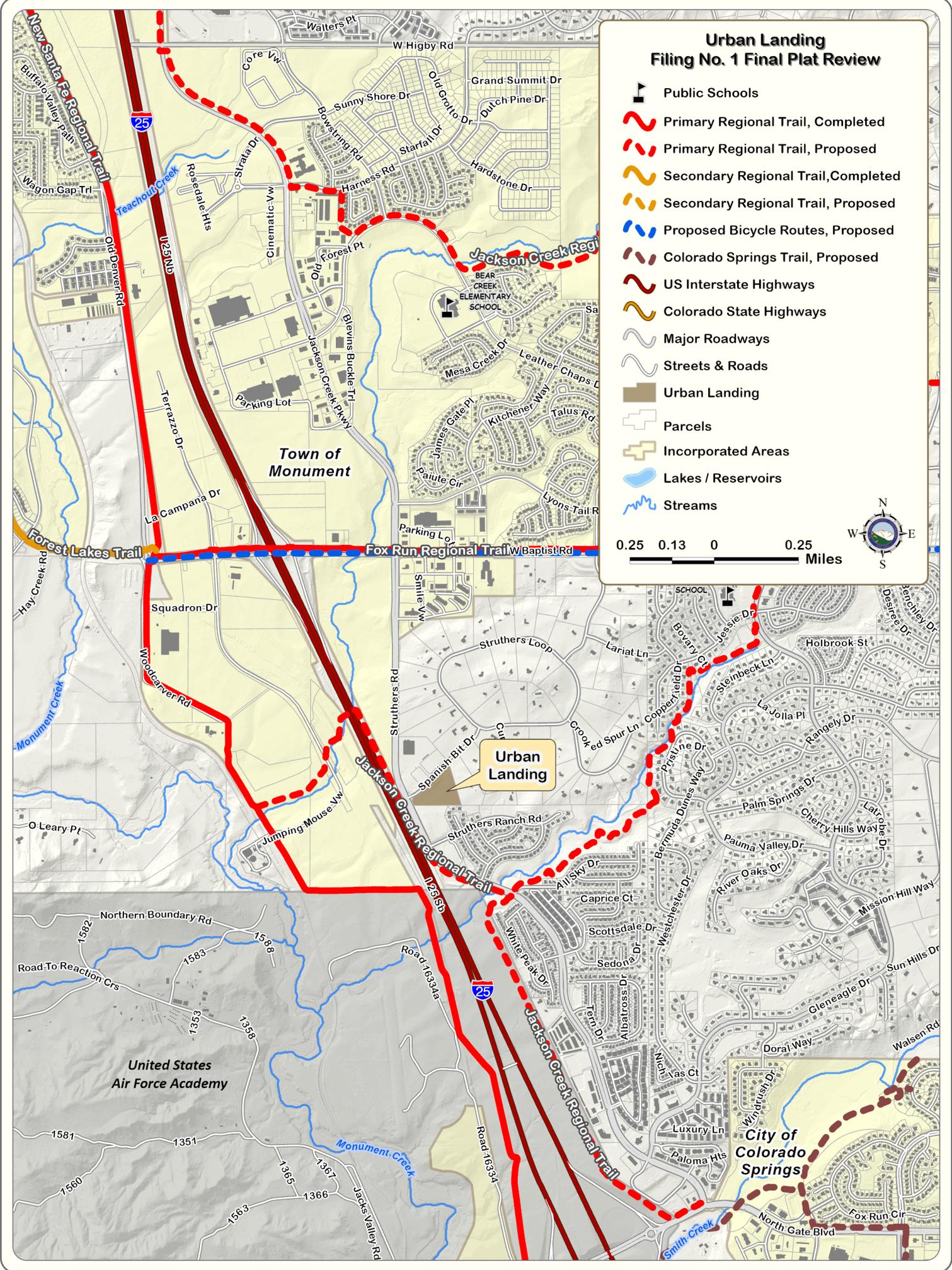
Sincerely,



Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
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Urban Landing Filing No. 1 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Urban Landing
-  Parcels
-  Incorporated Areas
-  Lakes / Reservoirs
-  Streams



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

February 12, 2025

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:	Urban Landing Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-002	Total Acreage:	6.57
		Total # of Dwelling Units:	49
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	18.65
Classic Communities	N.E.S., Inc	Regional Park Area:	2
Joe Loidolt	Andrea Barlow	Urban Park Area:	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80903	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

Regional Park Area: 2

0.0194 Acres x 49 Dwelling Units = 0.951
Total Regional Park Acres: 0.951

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 49 Dwelling Units = 0.18
 Community: 0.00625 Acres x 49 Dwelling Units = 0.31
Total Urban Park Acres: 0.49

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 49 Dwelling Units = \$24,745
Total Regional Park Fees: \$24,745

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 49 Dwelling Units = \$5,831
 Community: \$184 / Dwelling Unit x 49 Dwelling Units = \$9,016
Total Urban Park Fees: \$14,847

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 Urban Landing Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$24,745 and urban park purposes in the amount of \$14,847 to be paid at time of the recording of this Final Plat. 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: