

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

June 2, 2022

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

Subject: The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan – Preliminary Comments (SF-22-018)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan application and has the following preliminary comments of 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 June 8, 2022:

This is a request by N.E.S., Inc., on behalf of GTL, Inc., for approval of The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan. The Sanctuary is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 74.40-acre development will include 343 single-family residential lots, with a minimum lot size of 2,900 square feet, as well as four tracts designated as landscaping, park, open space, drainage, and utilities. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013/2022 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is immediately east and adjacent the project site, while the existing Eastonville and Meridian Ranch Regional Trails are located 0.25 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is located approximately 0.35 mile south of the property but will utilize paved Meridian Ranch sidewalks/trails already existing or planned along the north side of Londonderry Drive. Furthermore, paved sidewalks/trails along the proposed Rex Road extension to Eastonville Road will allow for additional pedestrian access to Falcon Regional Park and Dog Park. Combined, these proposed east-west pedestrian corridors will allow for effective connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development.

The open space dedication proposed within The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan comprises 33.4 acres, or nearly 45% of the subdivision, and therefore clearly exceeds the required open space dedication of 10%. A small neighborhood park is included in the plans for The Sanctuary at Meridian Ranch, situated along Rex Road and additional open space areas. The aforementioned trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including nearby neighborhood parks, community and recreation centers, an 18-hole golf course, as well as future connectivity directly to Falcon Regional Park. Please refer to PUD Development Plan and Preliminary Plan/Landscape Plans for a detailed layout of the internal trail and sidewalk network, as well as its connectivity to adjacent Falcon Regional Park.



County Parks acknowledges the waiver of \$157,780 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of forthcoming final plat(s). If no Park Lands Agreement is requested, urban park fees for The Sanctuary at Meridian Ranch would amount to \$99,470.

Recommended Motion (PUD Development Plan and Preliminary Plan):

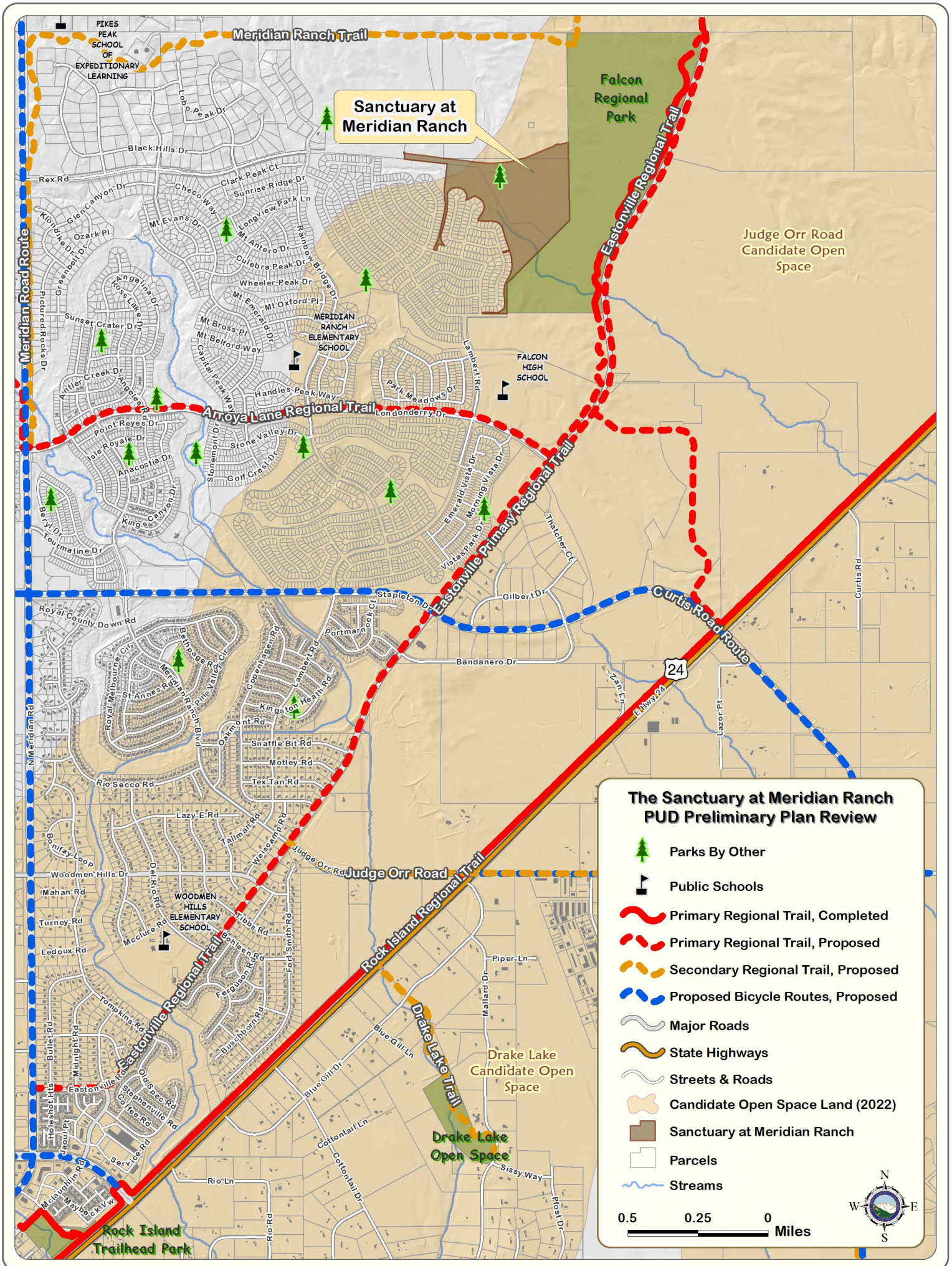
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$99,470 will be required at time of the recording of the forthcoming final plat(s). 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 of the forthcoming final plat(s).

Please feel free to contact me should you have any questions or concerns.

Sincerely,



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



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

June 8, 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 Sanctuary at Meridian Ranch PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-22-004	Total Acreage:	74.40
		Total # of Dwelling Units:	343
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	11.53
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	Jon Romero	Urban Park Area:	3
San Diego, CA 92110	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
	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		Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 3	
0.0194 Acres x 343 Dwelling Units = 6.654		Neighborhood:	0.00375 Acres x 343 Dwelling Units = 1.29
Total Regional Park Acres: 6.654		Community:	0.00625 Acres x 343 Dwelling Units = 2.14
		Total Urban Park Acres: 3.43	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 3	
\$460 / Dwelling Unit x 343 Dwelling Units = \$157,780		Neighborhood:	\$114 / Dwelling Unit x 343 Dwelling Units = \$39,102
Total Regional Park Fees: \$157,780		Community:	\$176 / Dwelling Unit x 343 Dwelling Units = \$60,368
		Total Urban Park Fees: \$99,470	

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 Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$99,470 will be required at time of the recording of the forthcoming final plat(s). 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 of the forthcoming final plat(s).
-----------------------	---

Park Advisory Board Recommendation: