

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 22, 2021

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

Subject: Meadowbrook Park Filing No. 1 Final Plat, Review #2 – (SF-21-025)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Meadowbrook Park Filing No. 1 Final Plat, Review #2 development application and has no additional comments of behalf of El Paso County Parks. This application and the following comments and recommendations were presented to and endorsed by the El Paso County Park Advisory Board on July 14, 2021:

This is a request for endorsement by Kimley-Horn Associates on behalf of Meadowbrook Crossing, LLC, Meadowbrook Development, LLC, and Colorado Springs Equities, LLC, for Meadowbrook Park Filing No. 1 Final Plat, consisting of 67 single-family residential lots and ten tracts on 8.01 acres. The property is currently zoned RR-5, I-2, and CS, but the applicant is requesting a concurrent rezone to PUD. The site is located at the intersection of East Highway 24 and Meadowbrook Parkway.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The surrounding neighborhood does not offer any recreation facilities beyond a 9-hole golf course located 0.60 mile west of the project area and two elementary school playgrounds, each located at least 0.75 mile from the project site. The nearest public neighborhood park is located 1.35 miles to the north. However, El Paso County Parks staff is encouraged to see the developer include urban park amenities in the form of two small pocket parks and interconnected sidewalks, pathways, and open spaces within the bounds of the 8-acre project site. While the applicant's Letter of Intent does not mention these park areas specifically, they are shown in the Landscape Plans contained within the PUD and Preliminary Plans, as well as Filing No. 1 Final Plat. As such, the applicant is encouraged to request a Park Lands Agreement to waive the urban park fees in exchange for the development of the aforementioned recreational opportunities.



The El Paso County Land Development Code requires at least 10% open space dedication for subdivisions that are classified under PUD zoning. Meadowbrook Park Filing No. 1 Final Plat contains 3.87 acres of open space, or 48.3% of the total project area, dedicated to open space, parks, trails, landscaping, sidewalks, and utility easements. Tract J, a stormwater detention facility comprising 0.61 acres, is not included in these open space calculations. The applicant has provided detailed Landscape Plans that show these open spaces, walkway, and landscaping areas, including two pocket parks with a small playground, shade structure, and numerous sodded areas. Staff appreciates the applicant's desire to provide ample recreational amenities for the residents and visitors of Meadowbrook Park, especially considering the condensed nature of the project site.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes.

Recommended Motion (Filing No. 1 Final Plat):

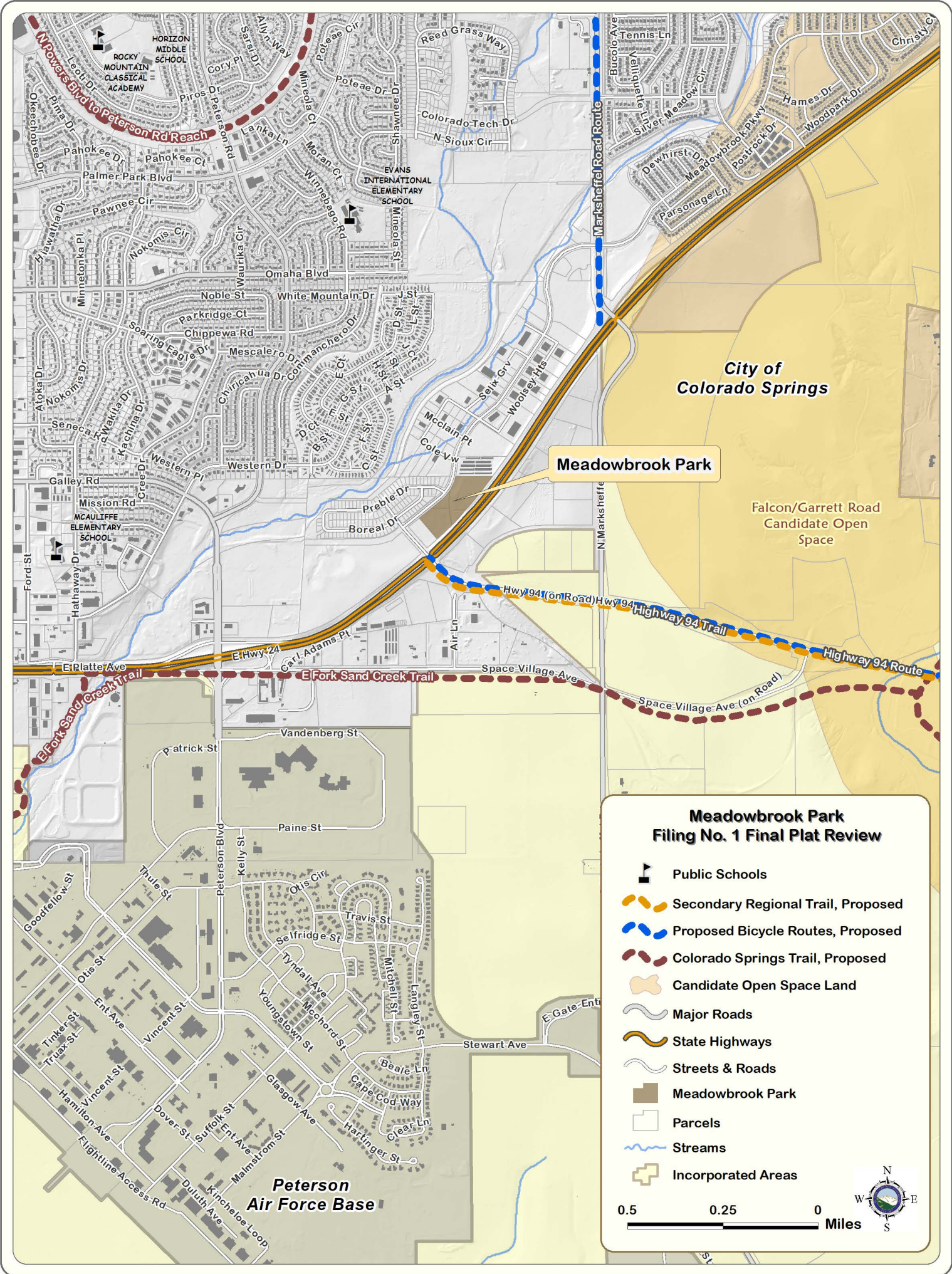
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Meadowbrook Park Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$30,820 and urban park fees in the amount of \$19,430 will be required upon recording of the 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 the Final Plat.

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



NPowers Blvd to Peterson Rd Reach

Marksheffel Road Route

Meadowbrook Park

City of Colorado Springs

Falcon/Garrett Road Candidate Open Space

E Platte Ave

E Hwy 24

E Fork Sand Creek Trail

Space Village Ave

Hwy 94 (on Road) Highway 94 Trail Highway 94 Route

Meadowbrook Park Filing No. 1 Final Plat Review

- Public Schools
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Meadowbrook Park
- Parcels
- Streams
- Incorporated Areas

0.5 0.25 0 Miles



Peterson Air Force Base

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

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

July 14, 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.

Name:	Meadowbrook Park Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-025	Total Acreage:	8.01
		Total # of Dwelling Units:	67
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	20.91
Meadowbrook Crossing, LLC	Kimley-Horn & Associates	Regional Park Area:	2
90 South Cascade Avenue	2 North Nevada Avenue	Urban Park Area:	5
Suite 1500	Suite 300	Existing Zoning Code:	RR-5, I-2, CR
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
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LAND REQUIREMENTS	
<p>Regional Park Area: 2</p> <p>0.0194 Acres x 67 Dwelling Units = 1.300</p> <p>Total Regional Park Acres: 1.300</p>	<p>Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES</p> <p>Urban Park Area: 5</p> <p>Neighborhood: 0.00375 Acres x 67 Dwelling Units = 0.25</p> <p>Community: 0.00625 Acres x 67 Dwelling Units = 0.42</p> <p>Total Urban Park Acres: 0.67</p>

FEE REQUIREMENTS	
<p>Regional Park Area: 2</p> <p>\$460 / Dwelling Unit x 67 Dwelling Units = \$30,820</p> <p>Total Regional Park Fees: \$30,820</p>	<p>Urban Park Area: 5</p> <p>Neighborhood: \$114 / Dwelling Unit x 67 Dwelling Units = \$7,638</p> <p>Community: \$176 / Dwelling Unit x 67 Dwelling Units = \$11,792</p> <p>Total Urban Park Fees: \$19,430</p>

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 Meadowbrook Park Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$30,820 and urban park fees in the amount of \$19,430 will be required upon recording of the 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 the Final Plat.

Park Advisory Board Recommendation: **PAB Endorsed 07/14/2021**