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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 28, 2017

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

Subject: The Retreat at Timber Ridge PUD Development Plan, Review #3 (PUD-17-003)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the Retreat at Timber Ridge PUD Development Plan, Review #3, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board January 10, 2018.

As this is only a rezoning application, preliminary plans and final plats are forthcoming, at which time residential lots will be platted, and fees and trail easement dedications required. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows two proposed regional trail connections and one proposed bicycle route impacted by the project. The proposed Sand Creek Regional Trail alignment traverses the central portion of the property, along Sand Creek, while the Arroyo Lane Primary Regional Trail traverses east-west across the property, along Arroyo Lane. Furthermore, the proposed Vollmer Road Bicycle Route runs north/south adjacent to the western property boundary. The far northern edge of the property is located within the Black Forest South Candidate Open Space, although the impact is minimal, as these areas, Tract A and B, are designated as open space or future residential.

Before submitting the original PUD Rezone/Development Plan, which was endorsed by the Park Advisory Board in May 2017, the applicant met with El Paso County Parks staff to discuss the aforementioned trail corridors and other recreational opportunities planned within the proposed development. The applicant's Letter of Intent states the following:

"Applicant has met with County Park Staff regarding parkland. Only trail dedication has been requested. Initial review has indicated that the proposed 3.6 acre neighborhood park will satisfy the urban park requirement."

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Staff Note: During early meetings with the applicant, Staff indicated that regional and urban park fees are required unless the developer entered into a park lands agreement prior to the recording of the final plats. The County typically does not give credit for regional park fees unless regional park land is requested.

“The Retreat at TimberRidge has been planned to have an internal focus on the Sand Creek Greenway and a 3.6 acre central neighborhood park with an additional focus on access to trails.”

“This is a recreation focused community. Recreational amenities, including neighborhood park and trails, are a significant part of the Plan.”

Staff Note: El Paso County Parks encourages creation of the greenway. Its mission is to develop regional parks, but it encourages developers to provide urban park facilities, open space, and recreational amenities.

The original PUD Development Plan showed a 3.6 acre neighborhood park in addition to the Arroyo Lane and Sand Creek Primary Regional Trail corridors. Both trail corridors conform to the El Paso County Parks Master Plan, Trails Master Plan. The original PUD Development Plan also showed 69.12 acres of open space, or 23.6% of the total project area, dedicated to open space, regional trails, water detention, landscaping, and the neighborhood park. This plan far exceeded the required 10% dedicated open space requirement for PUD Development Plans.

Since the time at which the original PUD Development Plan was endorsed in May 2017, the applicant has met with members of the Black Forest Land Use Committee and has made significant changes to the current PUD Development Plan. As a result of those meetings, the applicant reduced the number of residential lots from 482 to 212, and revised the overall street layout. However, the current plan does not include the original 3.6 acre neighborhood park or the 30.23 acre Tract B open space located north of Arroyo Road, thus reducing significantly the amount of open space available for recreational uses from 23.6% to 9.1%. The loss of Tract B also removed a proposed alignment of the Sand Creek Primary Regional Trail north of Arroyo Lane.

The current PUD Development Plan includes a revised residential lot layout, to be developed over five phases. Residential lot sizes range from 5 and 2.5 acres to a 12,000 square feet minimum lot size, with lot sizes increasing in acreage from southeast to northwest to better blend the density in with the surrounding neighborhoods and following guidelines set forth in the Black Forest Preservation Plan.

Based upon the current PUD Development Plan, The Retreat at TimberRidge covers 263 acres and has been preliminarily planned for 212 residential lots for a total density of 0.81 dwelling units per acre. Upon recording of forthcoming final plats, regional park fees in lieu of land dedication for regional park purposes in the amount of \$91,160 would be required, with no required urban park fees due to the revised density falling below the threshold of 2.5 units per acre.

The PUD Development Plan shows 25-foot trail buffers along Sand Creek and Arroyo Lane. Parks staff recommends that all forthcoming preliminary plans and final plats show 25-foot trail easements along the Sand Creek drainage, as well as the 25-foot trail easement along Arroyo Lane, and shall dedicate these 25-foot wide regional trail easements to the County for the County’s construction and

maintenance of public multi-use trails on forthcoming final plats. Staff also recommends that the developer reestablish the neighborhood park in order to not only meet the recreational needs of residents, but also to increase the open space acreage to approximately 10%, thus meeting the PUD Development Plan open space requirement as dictated in the El Paso County Land Development Code. The applicant could apply for an Urban Park Grant to help facilitate the construction of the neighborhood park.

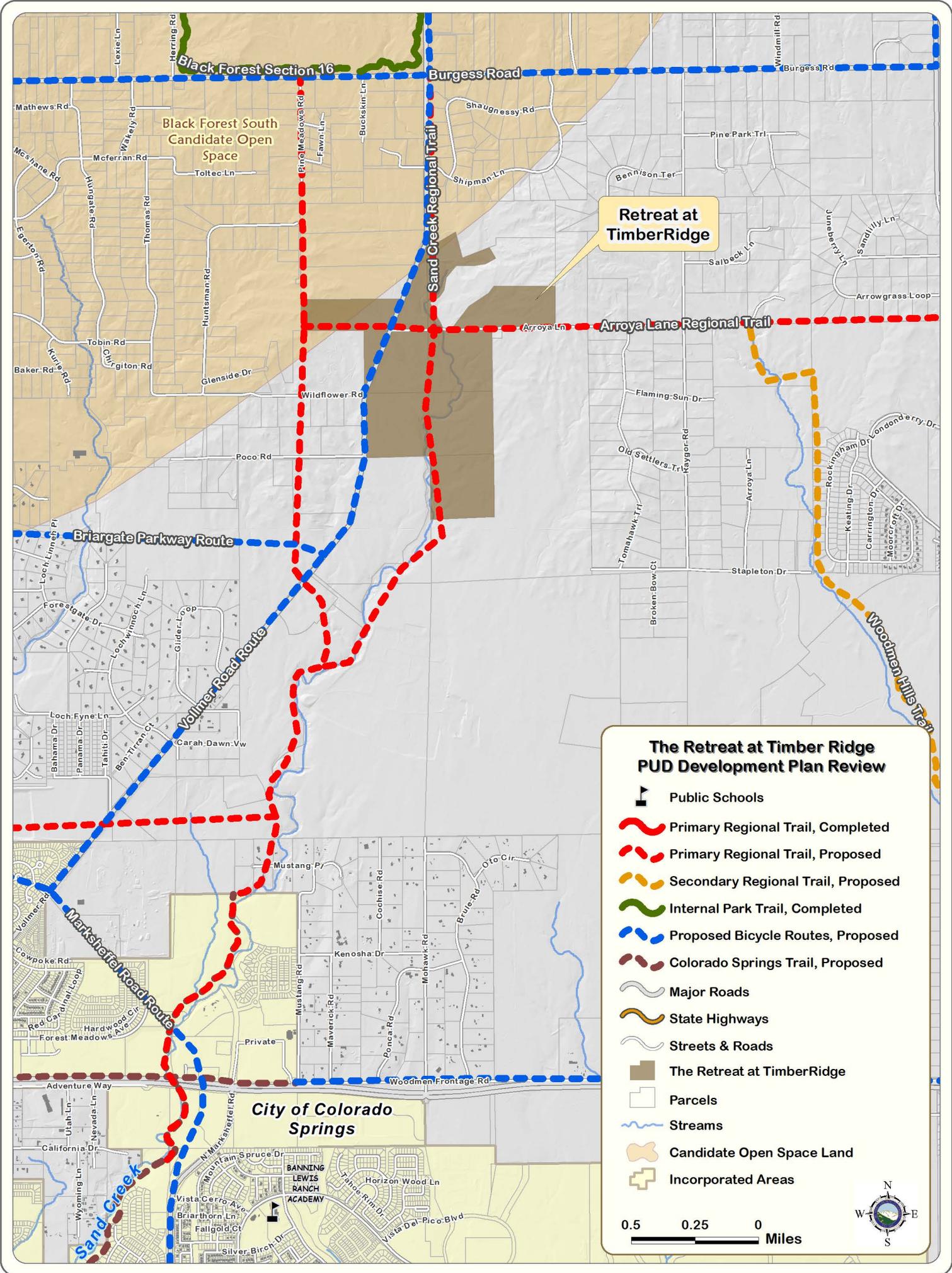
***Recommended Motion:**

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on forthcoming final plats; (2) reestablish the neighborhood park in order to not only meet the recreational needs of residents, but also to increase the open space acreage to approximately 10%, thus meeting the PUD Development Plan open space requirement as dictated in the El Paso County Land Development Code; and (3) require fees in lieu of land dedication for regional park purposes. The amount of \$91,160 was calculated for informational purposes and is based upon the preliminary lot layout and will be adjusted as preliminary plans and final plats are submitted.”

Please let me know if you have any questions or concerns.

Sincerely,

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



The Retreat at Timber Ridge PUD Development Plan Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- The Retreat at Timber Ridge
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas

0.5 0.25 0 Miles

