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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 30, 2024

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Overlook at Homestead Filing No. 1 Final Plat (SF2425)

Kylie,

The Parks & Community Services Department has reviewed the Overlook at Homestead Filing No. 1 Final Plat application and has the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on November 13, 2024, and its recommendation will be provided after the meeting. The Park Advisory Board previously considered the Overlook at Homestead Ranch Preliminary Plan in November 2023.

This is a request by Kimley-Horn on behalf of PT Overlook LLC for the Overlook at Homestead Filing No. 1 Final Plat. The property is located along the east of Elbert Road and south of Apex Ranch Road in northern El Paso County. The property is approximately six miles northwest of Peyton, CO. The property is surrounded by rural residential subdivisions and agricultural grazing land. The County's Homestead Ranch Regional Park borders the property's east side. The applicant plans to develop 36 residential lots with a minimum size of 5 acres each on 202.72 acres.

The El Paso County Parks Master Plans shows a master-planned trail affected by this project. The proposed Palmer Divide Regional trail bisects the Overlook at Homestead property starting on the east side of the property making a connection to Elbert Road on the west side of the property through the Apex Ranch Subdivision. Several years ago, a regional trail easement was granted to El Paso County on the south side of the adjacent Apex Ranch subdivision. A trail easement through the Overlook will allow the county to construct the Palmer Division Regional Trail from Homestead Ranch Regional Park to Elbert Road.

County Parks requests regional trail easements where development projects impact proposed County trails. Last year when reviewing the Preliminary Plan application, the county requested that the applicant provide a 25-foot public trail easement for the Palmer Divide Regional Trail. Additionally, due to the challenging terrain of this property, County Parks requested the applicant provide a proposed alignment that was constructible with average grades less than 10%, and that the trail easement area be graded when the subdivision is constructed so that the trail can be built in the future without significantly impacting adjacent residential lots.

As it pertains to this Filing No. 1 Final Plat application, the applicant is showing a trail easement along Campout Drive for the future Palmer Divide Regional Trail. Additionally, the grading and erosion control plans show the trail to be graded as part of the construction of Campout Drive. County Parks appreciates the applicant's cooperation in ensuring the trail corridor will be graded and reduce future impacts to Campout Drive and grading into adjacent residential lots.

In addition to the aforementioned trail easement, staff recommends regional and urban park fees to be due upon the recording of this Final Plat.

Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Overlook at Homestead Final Plat Filing No. 1: (1) fees in lieu of land dedication for regional park purposes in the amount of \$18,180 will be required at time of the recording of this final plat. (2) provide a 25-foot public trail easement along the Palmer Divide Regional Trail alignment that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on this Final Plat.

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

Sincerely,

Jason Meyer
Park Planning Division Manager
Parks and Community Services Department
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Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

October 30, 2024

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:	Overlook at Homestead Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2425	Total Acreage:	202.72
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	36
PT Overlook LLC	Kimley-Horn	Dwelling Units Per 2.5 Acres:	0.44
1864 Woodmoor Dr.	Kevin Kofford	Regional Park Area:	2
Ste. 100	2 N. Nevada Ave. Ste. 900	Urban Park Area:	2
Monument, CO 80132	Colorado Springs, CO 80903	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-5

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):
Regional Park Area: 2	Urban Park Area: 2
0.0194 Acres x 36 Dwelling Units = 0.698	Neighborhood: 0.00375 Acres x 36 Dwelling Units = 0.00
Total Regional Park Acres: 0.698	Community: 0.00625 Acres x 36 Dwelling Units = 0.00
	Total Urban Park Acres: 0.00
FEE REQUIREMENTS	Urban Park Area: 2
Regional Park Area: 2	Neighborhood: \$119 / Dwelling Unit x 36 Dwelling Units = \$0
\$505 / Dwelling Unit x 36 Dwelling Units = \$18,180	Community: \$184 / Dwelling Unit x 36 Dwelling Units = \$0
Total Regional Park Fees: \$18,180	Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Overlook at Homestead Final Plat Filing No. 1: (1) fees in lieu of land dedication for regional park purposes in the amount of \$18,180 will be required at time of the recording of this final plat. (2) provide a 25-foot public trail easement along the Palmer Divide Regional Trail alignment that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on this Final Plat.

Park Advisory Board Recommendation: