

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Beach at Woodmoor PUD Development Plan / Preliminary Plan / Filing No. 1 Final Plat

Agenda Date: June 14, 2017

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by N.E.S., Inc., on behalf of Lake Woodmoor Holdings, Inc., of The Beach at Woodmoor PUD Development Plan/Preliminary Plan and Filing No. 1 Final Plat. The site is located northeast of Monument, immediately southeast of Lake Woodmoor near the intersection of Lower Lake Road and Lake Woodmoor Drive. The property consists of 12.32 acres, with 35 residential townhome lots and 8 tracts and is currently zoned R-4 and RR-5, however, a PUD Development Plan/Preliminary Plan rezone is being processed concurrently.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Jackson Creek Regional Trail, Cherry Creek Regional Trail, and Highway 105 Bicycle Route are all located 0.25 mile south of the property, while the existing New Santa Fe Primary Regional Trail is located 0.75 mile to the west of the property. The Beach at Woodmoor does not lie within any candidate open space area.

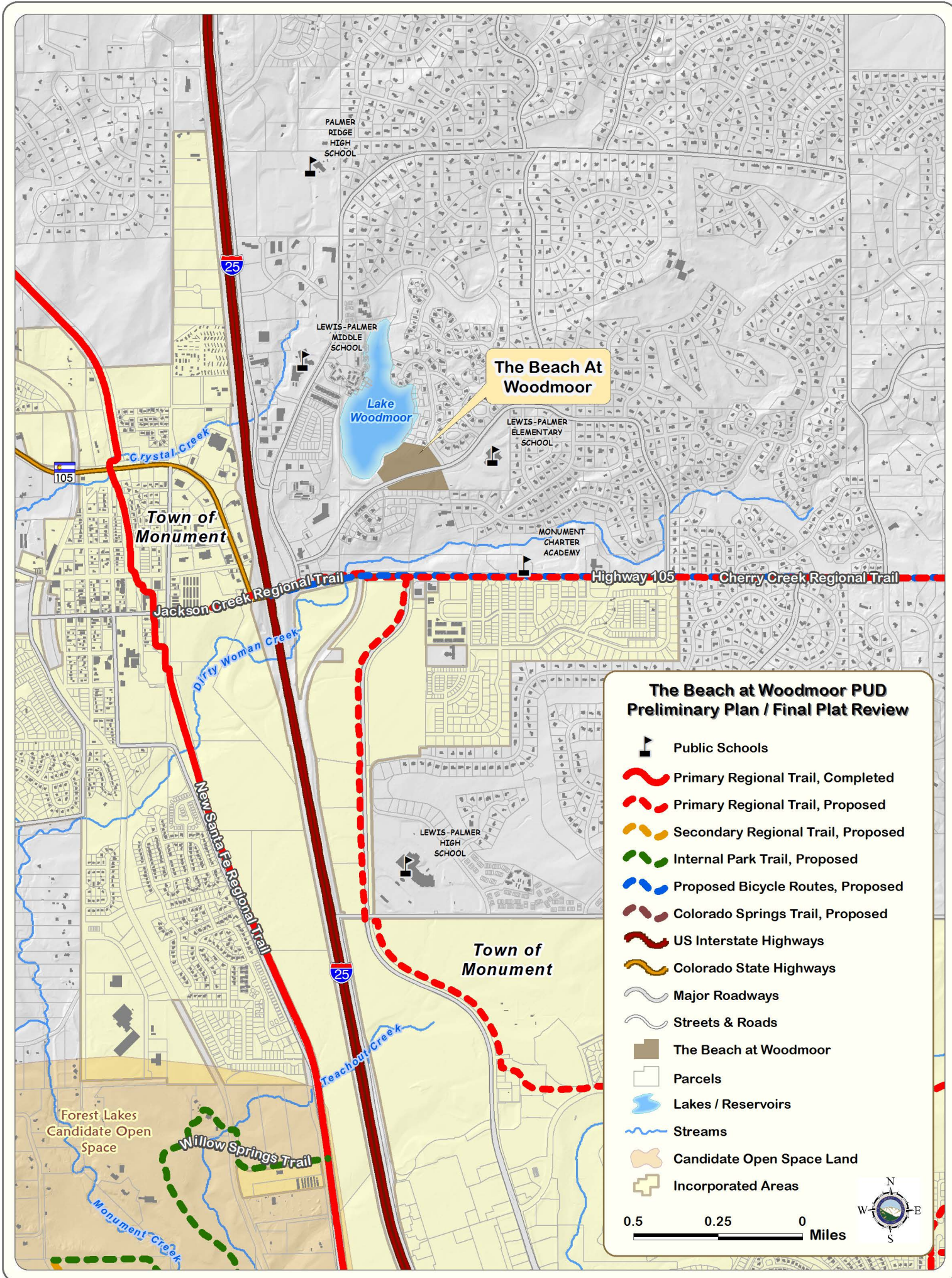
The Beach at Woodmoor PUD Development Plan/Preliminary Plan shows 2.675 acres of open space/landscape area, thus providing for 21.7% open space within the development. As no trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

Recommended Motion (PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Beach at Woodmoor PUD Development Plan / Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$14,245 and urban park fees in the amount of \$8,995.

Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Beach at Woodmoor Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$14,245 and urban park fees in the amount of \$8,995.



Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

June 14, 2017

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	The Beach at Woodmoor PUD Development Plan / Preliminary Plan	Application Type:	PUDSP
DSD Reference #:	PUDSP-17-003	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	12.32
Lake Woodmoor Holdings, LLC	N.E.S., Inc.	Total # of Dwelling Units	35
1755 Telstar Drive	Andrea Barlow	Gross Density:	2.84
Suite 211	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80920	Colorado Springs, CO 80903	Urban Area:	1

Existing Zoning Code: **R-4, RR-5** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	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.
--	--

LAND REQUIREMENTS

Urban Density: (2.5 units or greater / 1 acre)

Regional Parks: 2		Urban Parks Area: 1
0.0194 Acres x 35 Dwelling Units = 0.679 acres		Neighborhood: 0.00375 Acres x 35 Dwelling Units = 0.13 acres
		Community: 0.00625 Acres x 35 Dwelling Units = 0.22 acres
		Total: 0.35 acres

FEE REQUIREMENTS

Regional Parks: 2		Urban Parks Area: 1
\$407.00 / Unit x 35 Dwelling Units = \$14,245.00		Neighborhood: \$101.00 / Unit x 35 Dwelling Units = \$3,535.00
		Community: \$156.00 / Unit x 35 Dwelling Units = \$5,460.00
		Total: \$8,995.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: **Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Beach at Woodmoor PUD Development Plan / Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$14,245 and urban park fees in the amount of \$8,995.**

Park Advisory Board Recommendation: **Endorsed 06/14/2017**