



**EL PASO COUNTY**

**COLORADO**

**COMMISSINERS:**  
**DARRYL GLENN (PRESIDENT)**  
**MARK WALLER (PRESIDENT PRO TEMPORE)**

**PEGGY LITTLETON**  
**LONGINOS GONZALEZ, JR.**  
**STAN VANDERWERF**

## **COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 2, 2018

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

**Subject: WindingWalk PUD Development Plan/Preliminary Plan and Filing No. 1 Final Plat (PUDSP-18-002, SF-18-002)**

Hello Nina,

The Planning Division of the Community Services Department has reviewed the WindingWalk PUD Development Plan/Preliminary Plan and Filing No. 1 Final Plat, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board February 14, 2018.

WindingWalk is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, northwest of the intersection of Eastonville Road and Stapleton Drive, and south of Meridian Ranch Elementary School and Falcon High School. The proposed 139-acre PUD Development Plan and Preliminary Plan will include 405 single-family residential lots, while Filing No. 1 will include 345 lots on 113.9 acres, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The El Paso County Parks Master Plan (2013) shows that the WindingWalk development impacts the proposed Eastonville Primary Regional Trail, which has connections to the Rock Island Regional Trail 3 miles to the south and Falcon Regional Park 1 mile to the north. When completed, the Eastonville Primary Regional Trail will ultimately connect the town of Falcon's commercial district to the Palmer Divide Regional Trail to the north of the project site. The 2017 Meridian Ranch Sketch Plan Amendment included language in the General Note section stating the following condition: *"A 25' regional trail easement along Eastonville Road to be dedicated to El Paso County."*

The open space dedication proposed with this PUD Development Plan and Preliminary Plan comprises approximately 29 acres, or 21% of the subdivision, and exceeds the required 10% open space dedication. Filing No. 1 Final Plat alone contains approximately 25 acres of open space. Numerous trails and sidewalks connect residents to a variety of recreational facilities in the Meridian Ranch

200 S. CASCADE AVENUE, SUITE 100  
OFFICE: (719) 520-7276  
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397

Development, including the Stonebridge Community Center, golf course, and the proposed 2.34 acre WindingWalk Park.

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 the Final Plat. If no park lands agreement is requested, Filing No. 1 Final Plat urban park fees would amount to \$93,840. There are no regional park fees required for this subdivision pursuant to the existing 2014 park lands agreement for dedication of land for the Falcon Regional Park.

County Parks acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, and recommends that waiver of urban park fees be addressed in a future park lands agreement to be executed prior to recording of final plat. The waiver would be subject to provision of additional neighborhood park amenities, specifically WindingWalk Park planned for development within Tract G, as well as trails throughout the development. Staff recommends that the approval of WindingWalk PUD Development Plan / Preliminary Plan and Filing No. 1 Final Plat include the following conditions:

- Regional fees are not required pursuant to the existing park lands agreement for regional park land dedication.
- As stated in the general notes of the approved 2015 Meridian Ranch Sketch Plan Amendment, the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan, and shall be shown and dedicated on the Final Plat.
- Require fees in lieu of land dedication for urban park purposes, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the final plat and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.

**Recommended Motion (Winding Walk PUD Development Plan / Preliminary Plan):**

*“Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk PUD Development Plan / Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan; (3) on forthcoming final plats, require fees in lieu of land dedication for urban park purposes in the amount of \$110,160, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.”*

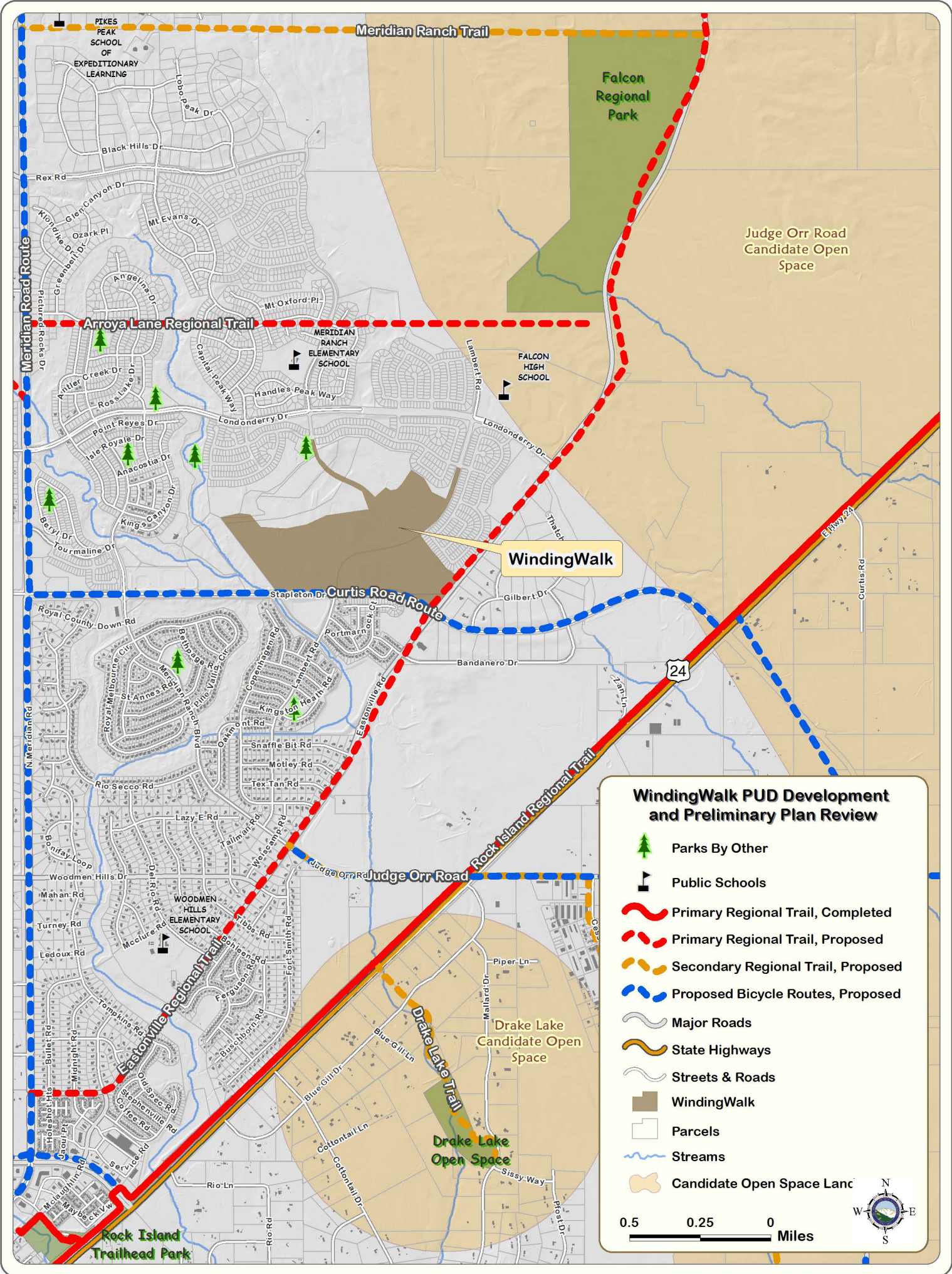
**Recommended Motion (WindingWalk Filing No. 1 Final Plat):**

*“Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk Filing No. 1 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan and Final Plat; (3) require fees in lieu of land dedication for urban park purposes in the amount of \$93,840, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the Final Plat and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.”*














Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)





**WindingWalk PUD Development and Preliminary Plan Review**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  WindingWalk
-  Parcels
-  Streams
-  Candidate Open Space Land

