

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Monument Ridge East Preliminary Plan

Agenda Date: June 12, 2024

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Vertex Consulting Services on behalf of Monument Ridge East, LLC., for endorsement of the Monument Ridge East Preliminary Plan, which consists of a mix of 342 multi-family townhome units and single-family residential lots on approximately 62.55 acres. The project site is located north of Monument, southeast of the intersection of Monument Hill Road and County Line Road. The property is currently zoned PUD, CC, CS, C-1, and RS-20000, however, a rezone to the RM-12 and RS-6000 zoning classifications is being processed concurrently.

The 2022 El Paso County Parks Master Plans show no impacts to parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 2 miles south of the property, while the existing New Santa Fe Primary Regional Trail is located approximately 1.25 miles southwest. The existing Santa Fe Open Space and Fox Run Regional Park are located approximately 1.75 west and 5.15 miles southeast of the project site, respectively. The project site is not located within any Candidate Open Space Areas.

This current Preliminary Plan submittal lacks a Letter of Intent, so details regarding parks, trails, or open space areas are not available at this time. Staff has spoken with the Project Manager at El Paso County Planning and Community Development and has requested a Letter of Intent. The Preliminary Plan is also lacking a Landscape Plan, as well as other usual components of a Preliminary Plan submittal, such as a detailed tract table describing the various open space tracts, as highlighted on Page 3 of the Preliminary Plan. Typically, tract tables describe each tracts' primary use, such as public and passive open space, parks, landscaping, drainage corridors, utilities, and stormwater detention facilities.

In the submitted Subdivision Summary Form, the applicant only lists 3.52 acres, or 5.6%, of open space. However, as previously noted, Page 3 of the Preliminary Plan appears to show a far greater amount of open space, but due to the lack of information provided, staff may only speculate as to the open space uses.

Staff recommends that the applicant submit the required Letter of Intent and a more robust Preliminary Plan that includes a detailed Landscape Plan with all possible recreational amenities including trails, common areas, and/or playground, elevations of the townhomes and lot layouts, and a detailed tract table with descriptions of each tracts' use. As no park land or trail easement dedications are necessary for this development, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

Recommended Motion (Preliminary Plan):

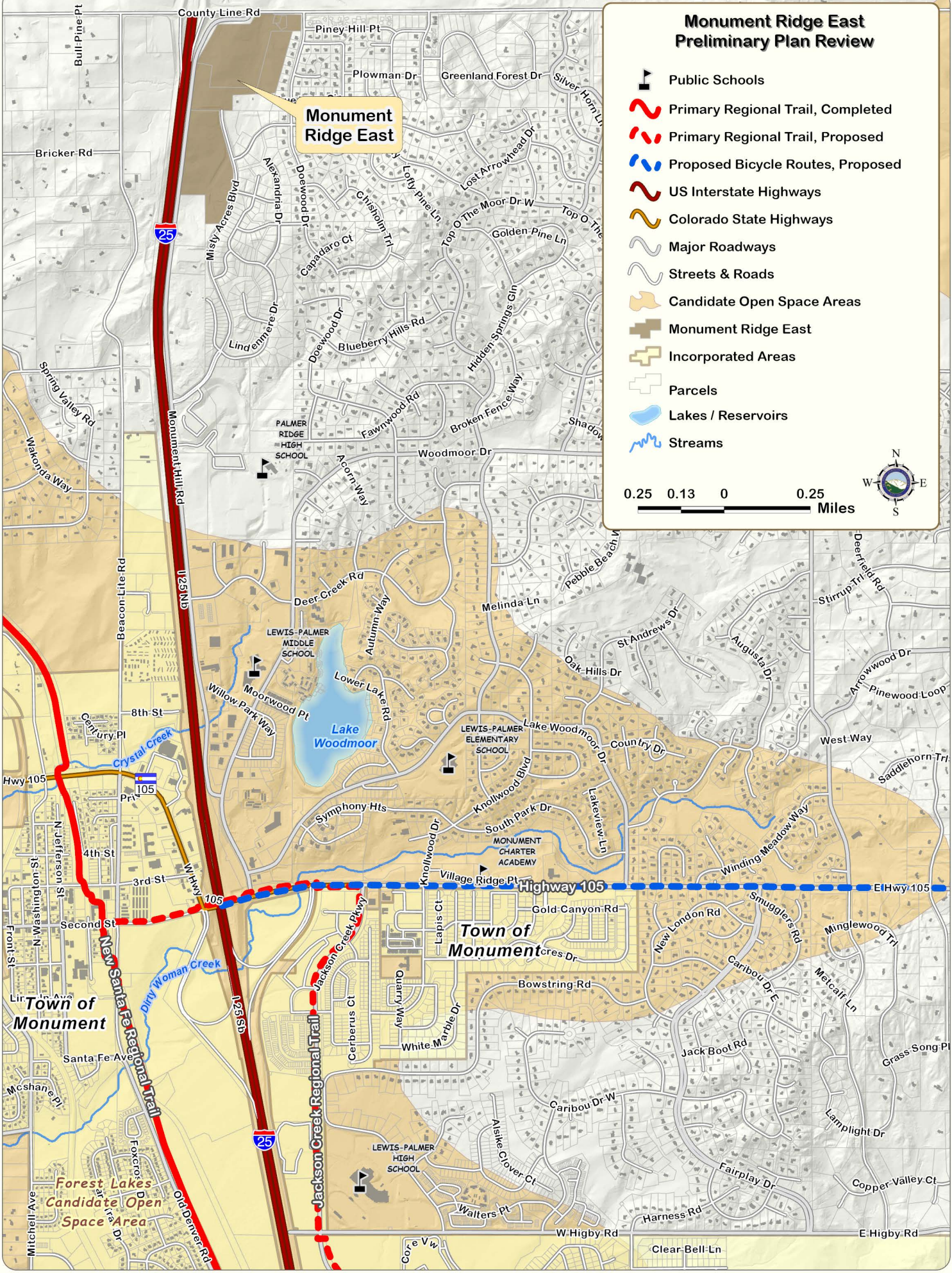
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Monument Ridge East Preliminary Plan: (1) provide a Letter of Intent in all forthcoming submittals; (2) provide a Preliminary Plan with associated Landscape Plan and detailed tract table; (3) fees in lieu of land dedication for regional park purposes in the amount of \$172,710 and urban park purposes in the amount of \$103,626 will be required at time of the recording of the forthcoming Final Plat(s).

Monument Ridge East Preliminary Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Candidate Open Space Areas
-  Monument Ridge East
-  Incorporated Areas
-  Parcels
-  Lakes / Reservoirs
-  Streams



Monument Ridge East



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 12, 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:	Monument Ridge East Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-24-001	Total Acreage:	62.55
		Total # of Dwelling Units:	342
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	13.67
Oak Ridge Land Holdings	Ridge & Ridge Landscape Architects	Regional Park Area:	2
James Ridge	Steve Ridge	Urban Park Area:	1
1234 Main Street	1235 Main Street	Existing Zoning Code:	PUD, CC, CS, RS-20000
Colorado Springs, CO 80900	Colorado Springs, CO 80900	Proposed Zoning Code:	RM-12, RS-6000

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 urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 342 Dwelling Units = 6.635
Total Regional Park Acres: 6.635

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 342 Dwelling Units = 1.28
 Community: 0.00625 Acres x 342 Dwelling Units = 2.14
Total Urban Park Acres: 3.42

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 342 Dwelling Units = \$172,710
Total Regional Park Fees: \$172,710

Urban Park Area: 1

Neighborhood: \$119 / Dwelling Unit x 342 Dwelling Units = \$40,698
 Community: \$184 / Dwelling Unit x 342 Dwelling Units = \$62,928
Total Urban Park Fees: \$103,626

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 Monument Ridge East Preliminary Plan: (1) provide a Letter of Intent in all forthcoming submittals; (2) provide a Preliminary Plan with associated Landscape Plan and detailed tract table; (3) fees in lieu of land dedication for regional park purposes in the amount of \$172,710 and urban park purposes in the amount of \$103,626 will be required at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation: PAB Endorsed 06/12/2024