

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

December 5, 2022

Kari Parsons  
Project Manager  
El Paso County Development Services Department

**Subject: Jaynes Property Sketch Plan – (SKP225)**

Kari,

The Community Services Department has reviewed the updated Jaynes Property Sketch Plan on behalf of El Paso County Parks. Staff acknowledges that changes have been made to land use since the project was last reviewed and endorsed by the Park Advisory Board on October 12, 2022. Staff acknowledges that the changes made to land use take into account Park Advisory Board comments, so no Park Advisory Board endorsement is necessary. The recommended motion endorsed October 12, 2022 remains as is.

**Recommended Motion (Sketch 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 Jaynes Property Sketch Plan Amendment: (1) Consistent with design plans for Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area and provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (2) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.*

A summary of the sketch plan changes as it relates to parks and open space are as follows:

A 5.5 acre neighborhood park has been relocated from the middle of the sketch plan area to the north east part of the sketch plan area. This change was made to protect an existing non-jurisdictional wetland and historic raptor nesting area. A new 2.6 acre park is shown next to the detention basin on the south end of the site. Proposed community trails are now shown along both sides of the future Briargate Parkway and along the west end of the sketch plan area which continues through the new 2.6 acre park.

County Parks appreciates the inclusion of the new open space and trails shown on the sketch plan. The planned trail corridor along Briargate Parkway is a crucial east-west connector which will facilitate a regional connection between the City and County trail network. Additionally, a signalized intersection is shown at the intersection of



Briaragate Parkway and Vollmer Road. This will provide a safe crossing of Vollmer Road and connection to the Sand Creek Trail which will begin on the east side of Vollmer Road.

Please feel free to contact me should you have any questions or concerns.

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

Park Operations - Environmental Services - Recreation / Cultural Services

October 12, 2022

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.

<b>Name:</b>	Jaynes Property Sketch Plan	<b>Application Type:</b>	Sketch Plan
<b>PCD Reference #:</b>	SKP225	<b>Total Acreage:</b>	135.00
		<b>Total # of Dwelling Units:</b>	450
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	8.33
Classic Communities	NES Inc.	<b>Regional Park Area:</b>	2
6385 Corporate Drive Suite 200	Andrea Barlow	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80919	619 N. Cascade Suite 200	<b>Existing Zoning Code:</b>	RR-5
	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	PUD

**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	
<b>Regional Park Area: 2</b>	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): <b>YES</b>
0.0194 Acres x 450 Dwelling Units = 8.730	<b>Urban Park Area: 3</b>
<b>Total Regional Park Acres: 8.730</b>	Neighborhood: 0.00375 Acres x 450 Dwelling Units = 1.69
	Community: 0.00625 Acres x 450 Dwelling Units = 2.81
	<b>otal Urban Park Acres: 4.50</b>
FEE REQUIREMENTS	
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>
\$460 / Dwelling Unit x 450 Dwelling Units = \$207,000	Neighborhood: \$114 / Dwelling Unit x 450 Dwelling Units = \$51,300
<b>Total Regional Park Fees: \$207,000</b>	Community: \$176 / Dwelling Unit x 450 Dwelling Units = \$79,200
	<b>Total Urban Park Fees: \$130,500</b>

**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 Jaynes Property Sketch Plan Amendment: (1) Consistent with design plans for Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area and provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (2) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.

Park Advisory Board Recommendation:

**PAB Endorsed 10-12-2022**

# Jaynes Property Sketch Plan

-  Subject Property
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC\_BuildingFootprint
-  Streams

0 500 1,000 2,000 Feet



Jaynes Property Sketch Plan

