



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

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

December 26, 2017

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

Subject: North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan (PUSP-16-004) and Final Plat (SF-16-021) – Review #2

Dear Nina,

The Planning Division of the Community Services Department has reviewed the North Bay at Lake Woodmoor PUD Development Plan, Preliminary Plan, and Final Plat Review #2, and has no additional comments. Please refer to the original review comments below:

“The Planning Division of the Community Services Department has reviewed the development applications for North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan and Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on January 11, 2017.

The project site is located northeast of Monument, just north of Lake Woodmoor near the intersection of Deer Creek Road and Woodmoor Drive. The property consists of 7.23 acres, with 28 residential townhome lots and 5 tracts and is currently zoned R-4, 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 0.75 mile south of the property, while the existing New Santa Fe Regional Trail is located 0.75 mile to the west of the property. North Bay at Lake Woodmoor does not lie within any candidate open space area.

The North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan shows 4.55 acres of open space/landscape area, thus providing for 63% 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.

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



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

Recommended Motion (PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake 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 \$11,396 and urban park fees in the amount of \$7,196.

Recommended Motion (Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake Woodmoor Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$11,396 and urban park fees in the amount of \$7,196.”

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

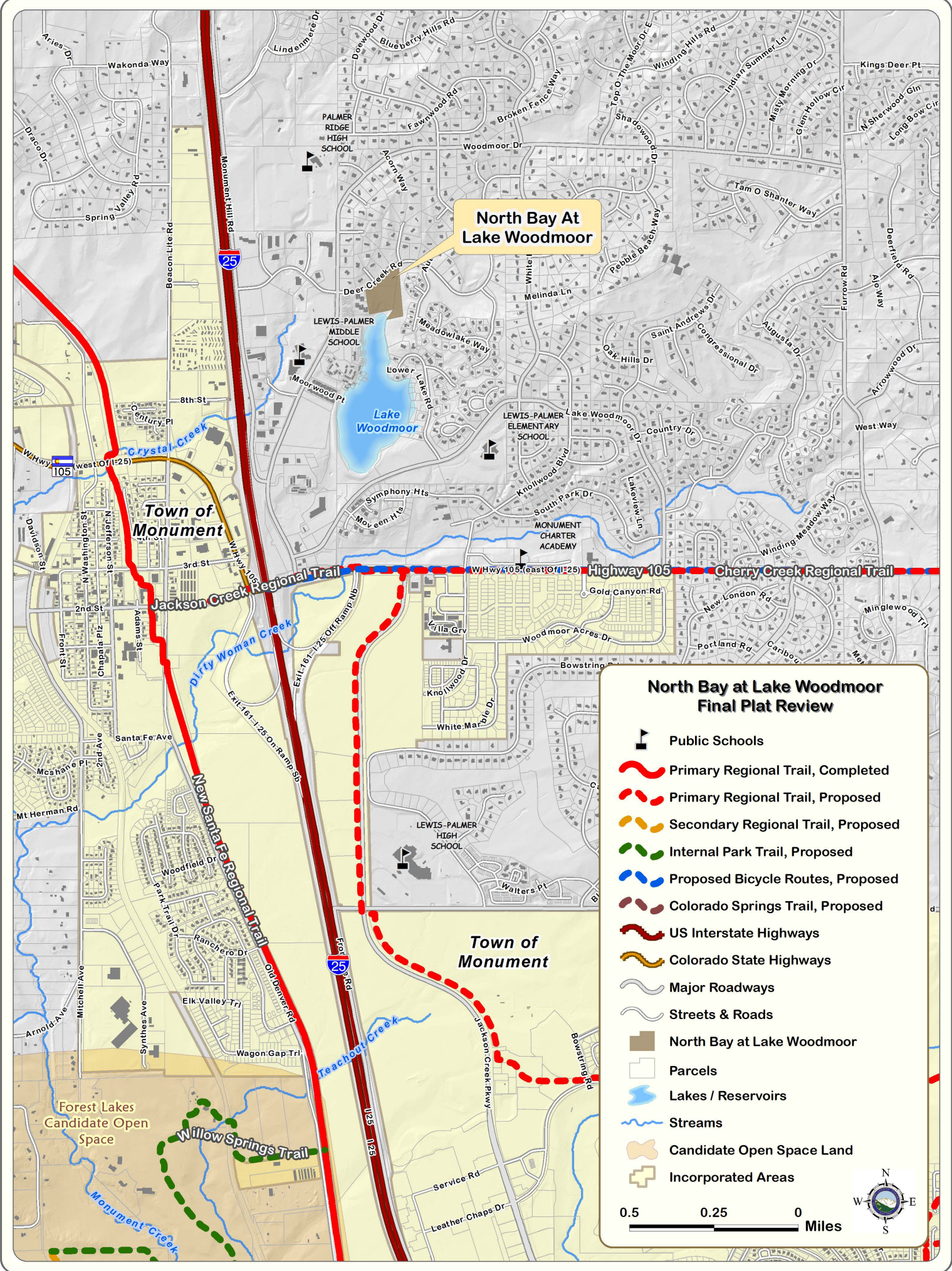
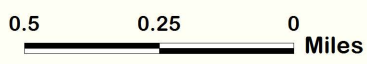
Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

North Bay At Lake Woodmoor

**North Bay at Lake Woodmoor
Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  North Bay at Lake Woodmoor
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



Development Application Permit Review



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

January 11, 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:	North Bay at Lake Woodmoor PUD Development Plan / Preliminary Plan	Application Type:	PUDSP
DSD Reference #:	PUDSP-16-004	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	7.23
Lake Woodmoor Holdings, LLC	N.E.S., Inc.	Total # of Dwelling Units	28
1755 Telstar Drive	Andrea Barlow	Gross Density:	3.87
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** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

<p>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.</p>	<p>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.</p>
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LAND REQUIREMENTS	Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre)
Regional Parks: 2	Urban Parks Area: 1
0.0194 Acres x 28 Dwelling Units = 0.543 acres	Neighborhood: 0.00375 Acres x 28 Dwelling Units = 0.11 acres
	Community: 0.00625 Acres x 28 Dwelling Units = 0.18 acres
	Total: 0.29 acres

FEE REQUIREMENTS	
Regional Parks: 2	Urban Parks Area: 1
\$407.00 / Unit x 28 Dwelling Units= \$11,396.00	Neighborhood: \$101.00 / Unit x 28 Dwelling Units = \$2,828.00
	Community: \$156.00 / Unit x 28 Dwelling Units = \$4,368.00
	Total: \$7,196.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake 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 \$11,396 and urban park fees in the amount of \$7,196.

Park Advisory Board Recommendation: **Endorsed 01/11/2017**

Development Application Permit Review



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

January 11, 2017

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Name:	North Bay at Lake Woodmoor Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-16-021	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	7.23
Lake Woodmoor Holdings, LLC	N.E.S., Inc.	Total # of Dwelling Units	28
1755 Telstar Drive	Andrea Barlow	Gross Density:	3.87
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** Proposed Zoning: **PUD**

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Park Advisory Board Recommendation: **Endorsed 01/11/2017**