

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Walden Preserve 2 Filing No. 5 – Final Plat

Agenda Date: April 13, 2022

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

This is a request by Walden Holdings, I, LLC for approval of Walden Preserve 2, Filing No. 5 Final Plat. The development is zoned PUD and is located within the larger Walden Preserve development along its northern boundary near Hwy 83 and Walker Road. The Filing No. 5 Final Plat totals 91.85 acres and included 50 single family residential units on 53.07 acres, 6.72 acres of right-of-way dedication, and 32.10 acres of open space.

Open Space dedication is comprised of 4 tracts totaling 32.10 acres, or 34.95% of the site. The open space tracts provide buffers around clustered residential development and are in general agreement with the previously approved PUD and Preliminary Plan.

The El Paso County Parks Master Plan identifies the Cherry Creek Secondary Regional Trail traversing through the project site. The trail starts along Walken Road Near Hwy 83 and crosses through the Walden Preserve development, continuing south to Hodgen Road. This trail serves the Monument Academy school site to the north of Walden Preserve, local neighborhoods, and will make a future connection to Black Forest Regional Park.

During the approval of the Walden Preserve 2 PUD, the County and developer entered into a Park Lands Agreement (PLA) which provided park fee credits for Filings No. 1 – 3 in exchange for dedication of a trail easement and construction of the Cherry Creek Trail within Walden Preserve 2 from its southern boundary to Pinehurst Circle. The developer subsequently provided a trail easement to the County and constructed the trail over several years. The agreement was satisfied on January 28, 2020 (Rec#220012429).

The Filing No. 5 Final Plat includes a section of the previously constructed Cherry Creek Trail. However, the applicant is proposing a realignment of the trail within Tract C near Lots 40-43. Since this section of trail was already constructed per a PLA, and a trail easement provided to the County, the applicant shall be responsible for relocation of the trail. The applicant shall also provide a revised trail easement to reflect the relocation. The applicant should also take care to protect the existing trail from construction impacts and will be responsible for any required trail restoration.

Park staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$23,000 and urban park fees in the amount of \$14,500

Hannigan and Associates on behalf of Paul and Amy Kinch. The applicants are requesting a final plat approval for the Kinch Minor Subdivision. The site is located at 10805 Milam Rd. Colorado Springs, CO 80908 and is zoned RR-5, which it will remain. The proposed minor subdivision will divide the land into 4 properties: 3 lots of 5.0 acres each and 1 lot of 11.12 acres.

The 2013 El Paso County Parks Master Plan shows the Proposed Milam Road Secondary Regional Trail running north and south along the east side of Milam Road. The proposed trail intersects the Kinch Minor Subdivision for 30' along the extreme west side of the parcel.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the western boundary immediately adjacent to the public right-of-way for Milam Road that allows for the construction and maintenance by El Paso County of the Milam Road Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving the Walden Preserve 2 Filing No. 5 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$23,000 and urban park fees in the amount of \$14,500; (2) Developer shall be responsible for relocation and construction of the existing Cherry Creek Trail within Tract C; (3) Show on this Final Plat and dedicate to El Paso County a 25-foot trail easement within Tract C that allows for public access, as well as construction and maintenance of the Cherry Creek Secondary Regional Trail.

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

March 31, 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.

Name:	Walden Preserve 2 Filing No. 5 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2211	Total Acreage:	91.85
Owner:	Owner's Representative:	Total # of Dwelling Units:	50
Walden Holdings I, LLC	Land Resource Associates	Dwelling Units Per 2.5 Acres:	1.36
1230 Scarsbrook Ct.	9736 Moutnain Road	Regional Park Area:	2
Monument, CO 80132	Chipita Park, CO 80809	Urban Park Area:	1
		Existing Zoning Code:	PUD
		Proposed Zoning Code:	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

Regional Park Area: 2

0.0194 Acres x 50 Dwelling Units = 0.970
Total Regional Park Acres: 0.970

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

Urban Park Area: 1

Neighborhood:	0.00375 Acres x 50 Dwelling Units =	0.19
Community:	0.00625 Acres x 50 Dwelling Units =	0.31
	Total Urban Park Acres:	0.50

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 50 Dwelling Units = \$23,000
Total Regional Park Fees: \$23,000

Urban Park Area: 1

Neighborhood:	\$114 / Dwelling Unit x 50 Dwelling Units =	\$5,700
Community:	\$176 / Dwelling Unit x 50 Dwelling Units =	\$8,800
	Total Urban Park Fees:	\$14,500

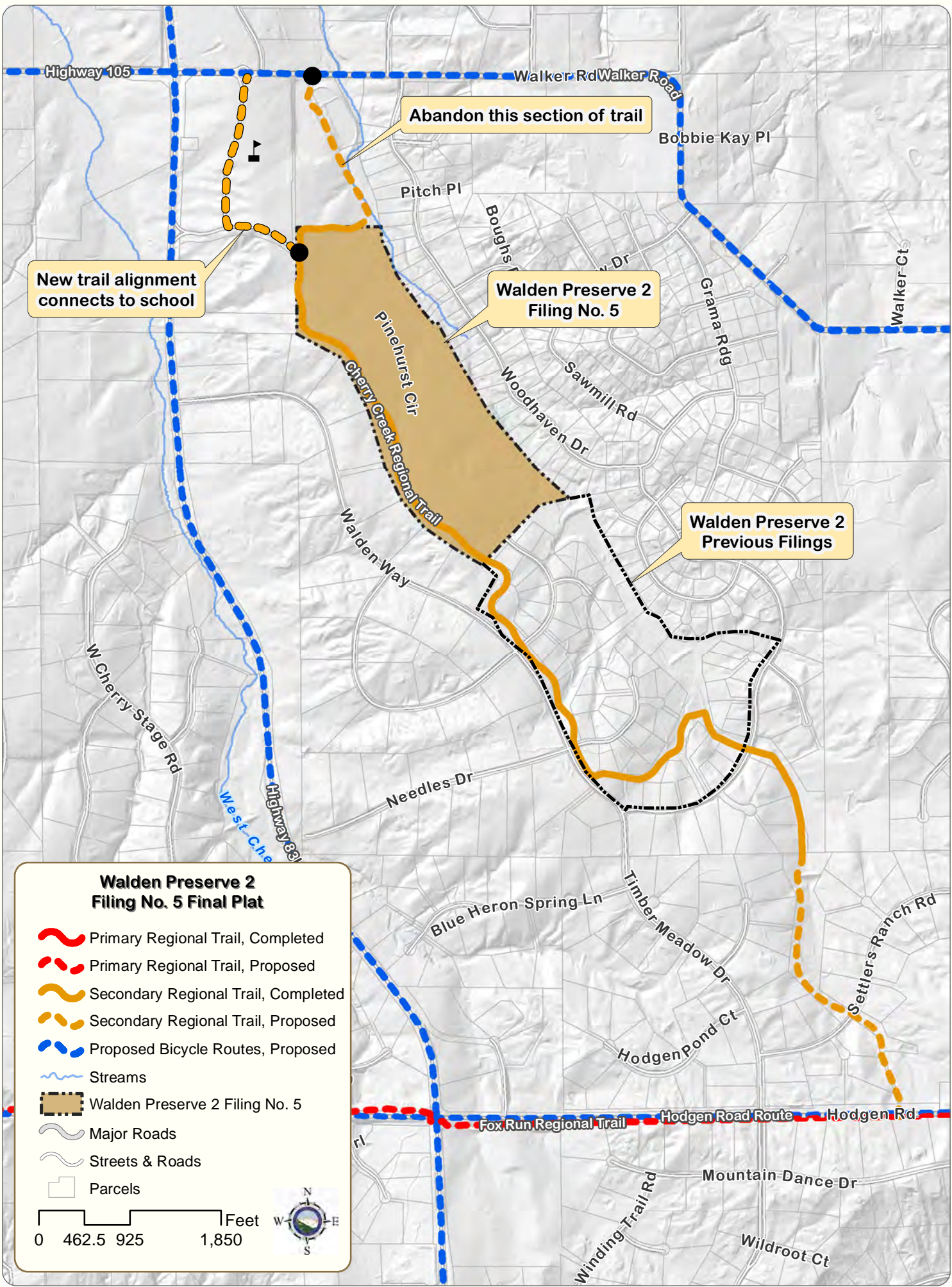
ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving the Walden Preserve 2 Filing No. 5 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$23,000 and urban park fees in the amount of \$14,500; (2) Developer shall be responsible for relocation and construction of the existing Cherry Creek Trail within Tract C; (3) Show on this Final Plat and dedicate to El Paso County a 25-foot trail easement within Tract C that allows for public access, as well as construction and maintenance of the Cherry Creek Secondary Regional Trail.

Park Advisory Board Recommendation:

Endorsed 4/13/2022



Abandon this section of trail

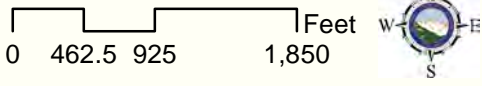
New trail alignment connects to school

Walden Preserve 2 Filing No. 5

Walden Preserve 2 Previous Filings

Walden Preserve 2 Filing No. 5 Final Plat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Streams
- Walden Preserve 2 Filing No. 5
- Major Roads
- Streets & Roads
- Parcels





School Site

Cherry Creek Trail

Walden Preserve 2
PUD Boundary

Cherry Creek Trail

Walden Preserve 2
PUD Boundary and
Cherry Creek Trail

Cherry Creek Trail

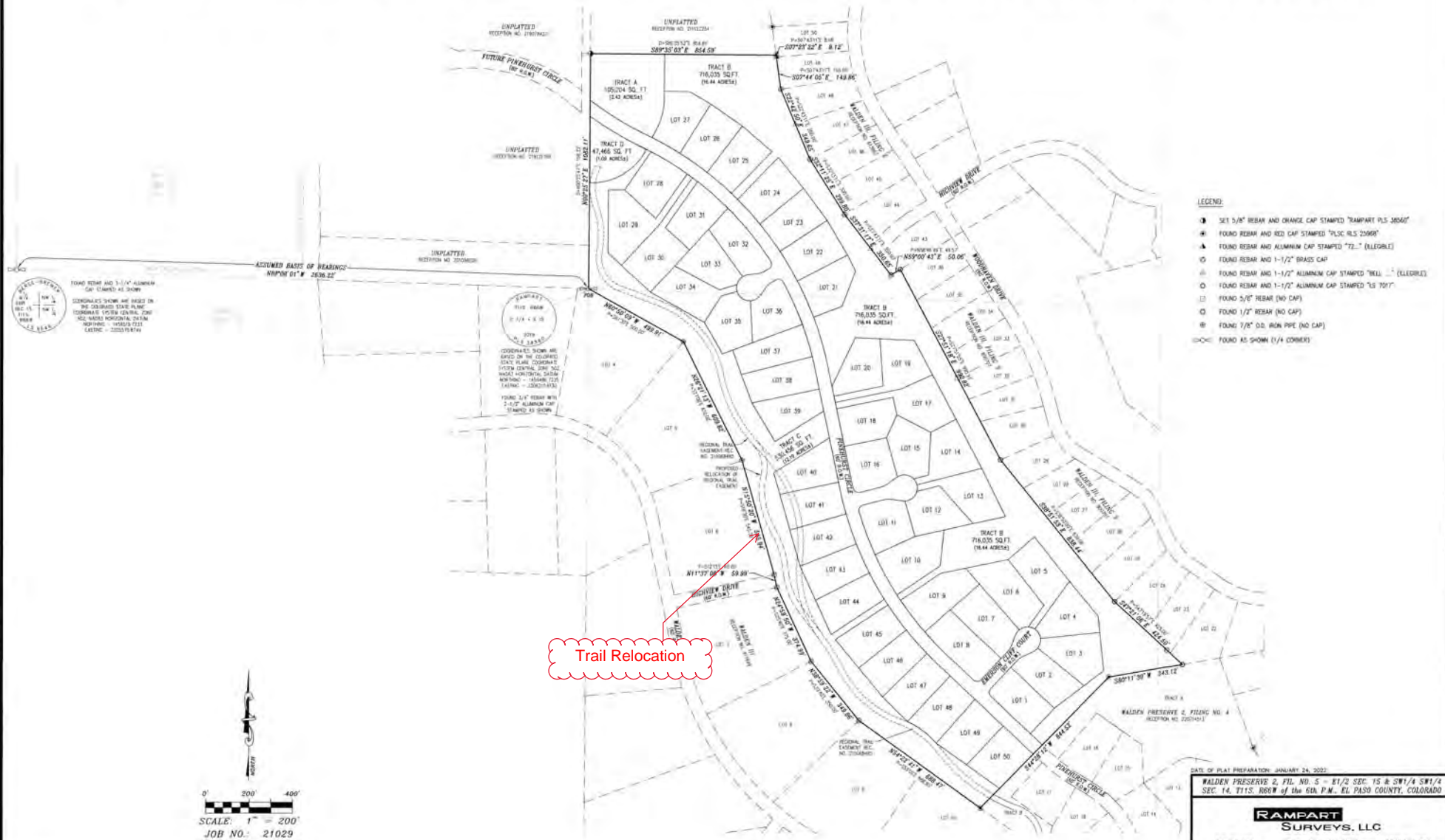
Cherry Creek Trail

0 300 600 1,200 Feet



WALDEN PRESERVE 2, FILING NO. 5

LOCATED IN THE E1/2 SEC. 15 AND IN THE SW1/4 SW1/4 SEC. 14
ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 30647"
 - ▲ FOUND REBAR AND RED CAP STAMPED "PLS 25668"
 - ▲ FOUND REBAR AND ALUMINUM CAP STAMPED "72-" (ILLEGIBLE)
 - FOUND REBAR AND 1-1/2" BRASS CAP
 - ▲ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "BELL-" (ILLEGIBLE)
 - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 707"
 - FOUND 5/8" REBAR (NO CAP)
 - FOUND 1/2" REBAR (NO CAP)
 - ⊕ FOUND 7/8" O.D. IRON PIPE (NO CAP)
 - FOUND AS SHOWN (1/4 COMMENT)

FOUND REBAR AND 1-1/4" ALUMINUM CAP STAMPED AS SHOWN

CONCRETE SHOW AND BUILT ON THE 200 BARS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD 83 HORIZONTAL DATUM HORIZONTAL - NAD83(1183) (EARTH - 2011) (1183)

FOUND 3/4" REBAR WITH 2-1/2" ALUMINUM CAP STAMPED AS SHOWN

CONCRETE SHOW AND BUILT ON THE 200 BARS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD 83 HORIZONTAL DATUM HORIZONTAL - NAD83(1183) (EARTH - 2011) (1183)



DATE OF PLAN PREPARATION: JANUARY 24, 2022

WALDEN PRESERVE 2, FIL. NO. 5 - E1/2 SEC. 15 & SW1/4 SW1/4 SEC. 14, T11S. R66W of the 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 3101 Woodland Park, CO 80866 (719) 687-0820

DRAWING: 21029FP.DWG PAGE 2 OF 4