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

October 30, 2020

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

Subject: The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan and Filing No. 2 Final Plat (PUDSP-20-004, SF-20-018)

Hello Ryan,

The Planning Division of the Community Services Department has reviewed The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan, Preliminary Plan, and Final Plat applications, and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board on November 12, 2020:

This is a request by N.E.S., Inc., on behalf of GTL, Inc., for approval of The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan, Preliminary Plan, and Final Plat. The Estates at Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Rex Road. The proposed 117-acre development will include 98 single-family residential lots, with a minimum lot size of 0.50 acres. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows the proposed and partially existing Meridian Ranch Secondary Regional Trail running east-west through the northern-most section of the property. This paved concrete trail is completed to the west of the development, while it is proposed to the east, where it proceeds into Falcon Regional Park approximately 0.50 mile east of site. Furthermore, the proposed Arroyo Lane Regional Trail alignment is located 0.65 mile south of the property, while the existing Eastonville Regional Trail is located approximately 0.75 mile southeast of the property. Both the Eastonville and Meridian Ranch Regional Trails were constructed within the boundary of Falcon Regional Park in 2020, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.

The open space dedication proposed within The Estates at Rolling Hills Ranch Filing No. 2 comprises 38.83 acres, or 33% of the subdivision, and therefore exceeds the required open space

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dedication of 10%. The PUD Preliminary Plan and the Final Plat show a six-foot wide concrete trail along the northern plat boundary, as well as an adjacent six-foot wide crusher fines trail, with internal trails connecting to the nearby neighborhood and proposed small neighborhood park located in the southernmost area of Tract A. The extensive trail and sidewalk network connects residents to a variety of recreation facilities throughout the Meridian Ranch Development, including other neighborhood parks, community and recreation centers, and an 18-hole golf course.

The current PUD Preliminary Plan and Final Plat show a 25-foot trail easement along the northern boundary of the project site, however, the Final Plat notes do not reference the dedication of the trail easement to El Paso County. As such, staff recommends that the applicant include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat.

County Parks acknowledges the waiver of \$45,766 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, 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 Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to \$28,910.

Recommended Motion (PUD Development Plan / 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 Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$28,910 will be required at time of the recording of the Final Plats. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.

Recommended Motion: (Filing No. 2 Final Plat)

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 Estates at Rolling Hills Ranch Filing No. 2 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2

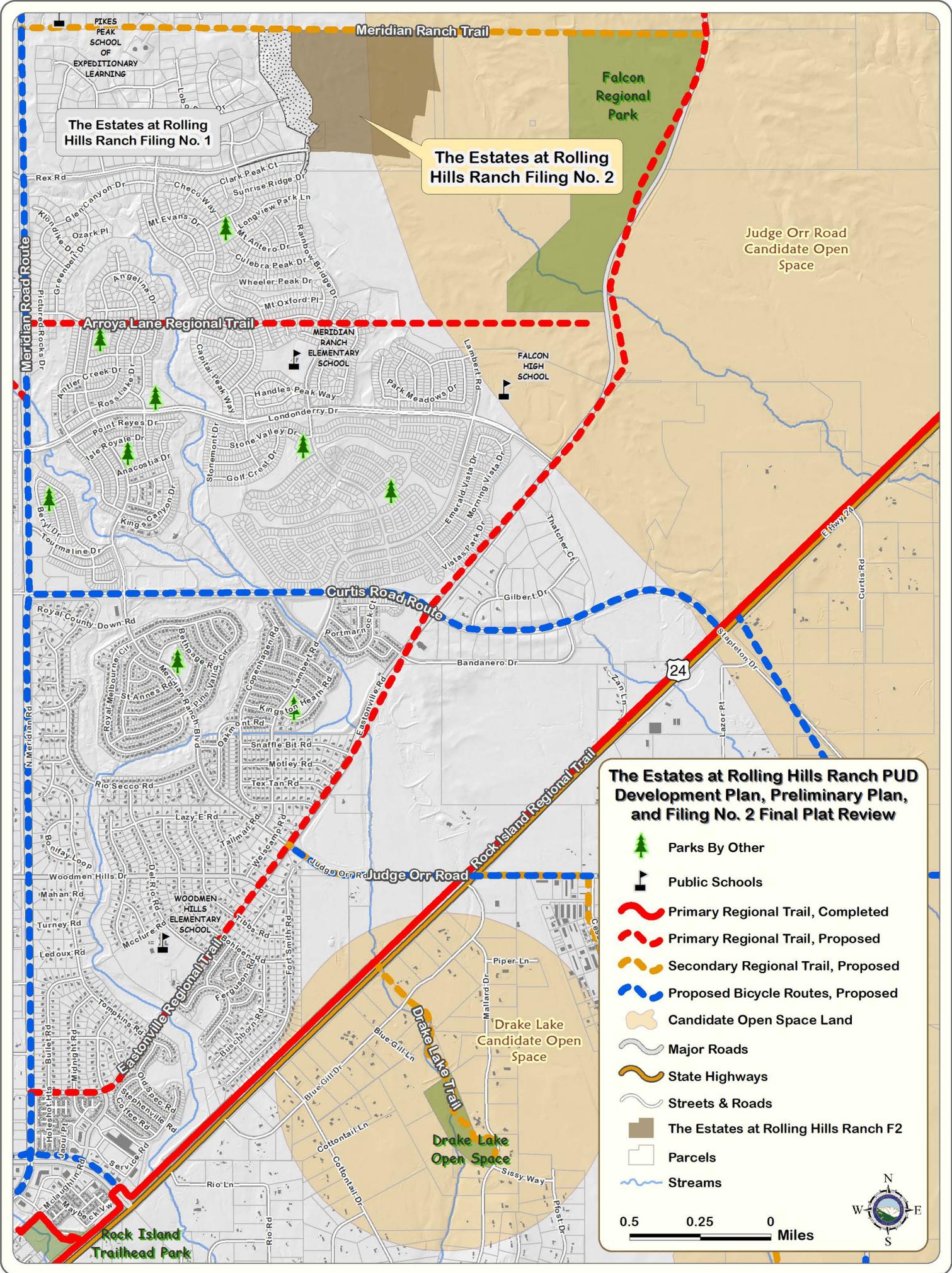
Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of \$28,910. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

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

Sincerely,



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



The Estates at Rolling Hills Ranch Filing No. 1

The Estates at Rolling Hills Ranch Filing No. 2

The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Candidate Open Space Land
-  Major Roads
-  State Highways
-  Streets & Roads
-  The Estates at Rolling Hills Ranch F2
-  Parcels
-  Streams



Development Application Permit Review



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

November 12, 2020

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:	The Estates at Rolling Hills Ranch Filing No. 2 PUDSP	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-20-004	Total Acreage:	117.00
		Total # of Dwelling Units:	98
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.09
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	619 North Cascade Avenue	Urban Park Area:	3
San Diego, CA 92110	Suite 200	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	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 98 Dwelling Units = 1.901
Total Regional Park Acres: 1.901

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 98 Dwelling Units = 0.37
 Community: 0.00625 Acres x 98 Dwelling Units = 0.61
Total Urban Park Acres: 0.98

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 98 Dwelling Units = \$45,766
Total Regional Park Fees: \$45,766

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 98 Dwelling Units = \$11,368
 Community: \$179 / Dwelling Unit x 98 Dwelling Units = \$17,542
Total Urban Park Fees: \$28,910

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 Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$28,910 will be required at time of the recording of the Final Plats. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.

Park Advisory Board Recommendation:

Development Application Permit Review



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