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September 2, 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-204, SF-2018)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan, Preliminary Plan, and Filing No. 2 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 September 9, 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 Filing No. 2 Final Plat. The Estates at Rolling Hills Ranch Filing No. 2 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 on approximately 64 acres, and 5 tracts for landscaping, open space, and utilities on approximately 38 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 trail is completed and paved concrete trail to the west of the development, while it is proposed to the east, as it proceeds into Falcon Regional Park east of site. Furthermore, the proposed Arroyo Lane Regional Trail alignment is located south of the property, while the proposed Eastonville Regional Trail is located southeast of the property. Both the Eastonville and Meridian Ranch Regional Trails will be constructed within the boundary of Falcon Regional Park, 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 38.8 acres, or 33% of the subdivision, and therefore exceeds the required open space

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dedication of 10%. An extensive trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including the neighborhood parks, community and recreation centers, and an 18-hole golf course.

The current PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat show a 25-foot trail easement along the northern boundary of the project site, within tract A. This is consistent with the El Paso County Parks Master Plan and will allow the Meridian Ranch Secondary Regional Trail to connect to Falcon Regional Park. The PUD Development Plan and Preliminary Plan also show a proposed pocket park within Tract A near the western boundary with Estates at Rolling Hills Ranch Filing No. 1.

County Parks acknowledges the waiver 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 \$28,224.

Recommended Motion (PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$28,224 will be required at time of the recording of the Final Plat. 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)

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 2 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$28,224. 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 this Final Plat.

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

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@elpasoco.com

Development Application Permit Review



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

September 2, 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 No. 2 PUD/Preliminary F	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-204	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	Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 2 0.0194 Acres x 98 Dwelling Units = 1.901 Total Regional Park Acres: 1.901	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 \$456 / Dwelling Unit x 98 Dwelling Units = \$44,688 Total Regional Park Fees: \$44,688	Urban Park Area: 3 Neighborhood: \$113 / Dwelling Unit x 98 Dwelling Units = \$11,074 Community: \$175 / Dwelling Unit x 98 Dwelling Units = \$17,150 Total Urban Park Fees: \$28,224

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$28,224 will be required at time of the recording of the Final Plat. 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: