

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

June 24, 2021

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

Subject: Rolling Hills Ranch Filing No. 3 Final Plat, Review #2 (SF-21-016)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Rolling Hills Ranch Filing No. 3 Final Plat, Review #2, development application and has no additional comments of behalf of El Paso County Parks. At their regular June 2021 meeting, the Park Advisory Board unanimously endorsed GTL's application for a Park Lands Agreement for Filing No. 3. This agreement, which facilitates the waiver of all urban park fees, will be presented to the El Paso County Board of County Commissioners for final approval on July 20, 2021. This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on May 12, 2021.

"This is a request by N.E.S., Inc., on behalf of GTL, Inc., for approval of the Rolling Hills Ranch Filing No. 3 Final Plat. Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 64.77-acre development will include 209 single-family residential lots, with a minimum lot size of 6,500 square feet, as well as three tracts designated as landscaping, open space, drainage, and utilities. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is located approximately 0.50 mile east of the project site, while the existing Eastonville and Meridian Ranch Regional Trails are located 0.75 and 0.50 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is currently located immediately adjacent the southern portion of the property; however, the Arroyo Lane Trail will utilize paved Meridian Ranch trails already existing or planned along both Rex Road and Londonderry Drive. Both alignments will allow for future connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development. As such, no trail easements will be required along this trail corridor.



The open space dedication proposed within the overall Rolling Hills Ranch PUD Preliminary Plan area comprises 66 acres, or 26% of the subdivision, and therefore exceeds the required open space dedication of 10%. Rolling Hills Ranch Filing No. 3 contains approximately 11.8 acres, or 18%, of open space tracts. An internal trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including nearby neighborhood parks, community and recreation centers, an 18-hole golf course, as well as future connectivity to Falcon Regional Park. Please refer to the Rolling Hills Ranch PUD Preliminary Plans landscape plans for a detailed layout of the internal trail and sidewalk network, as well as its relationship to Falcon Regional Park.

County Parks acknowledges the waiver of \$96,140 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 this Final Plat. If no Park Lands Agreement is requested, urban park fees for Rolling Hills Ranch Filing No. 3 would amount to \$60,610.

Recommended Motion (Filing No. 3 Final Plat):

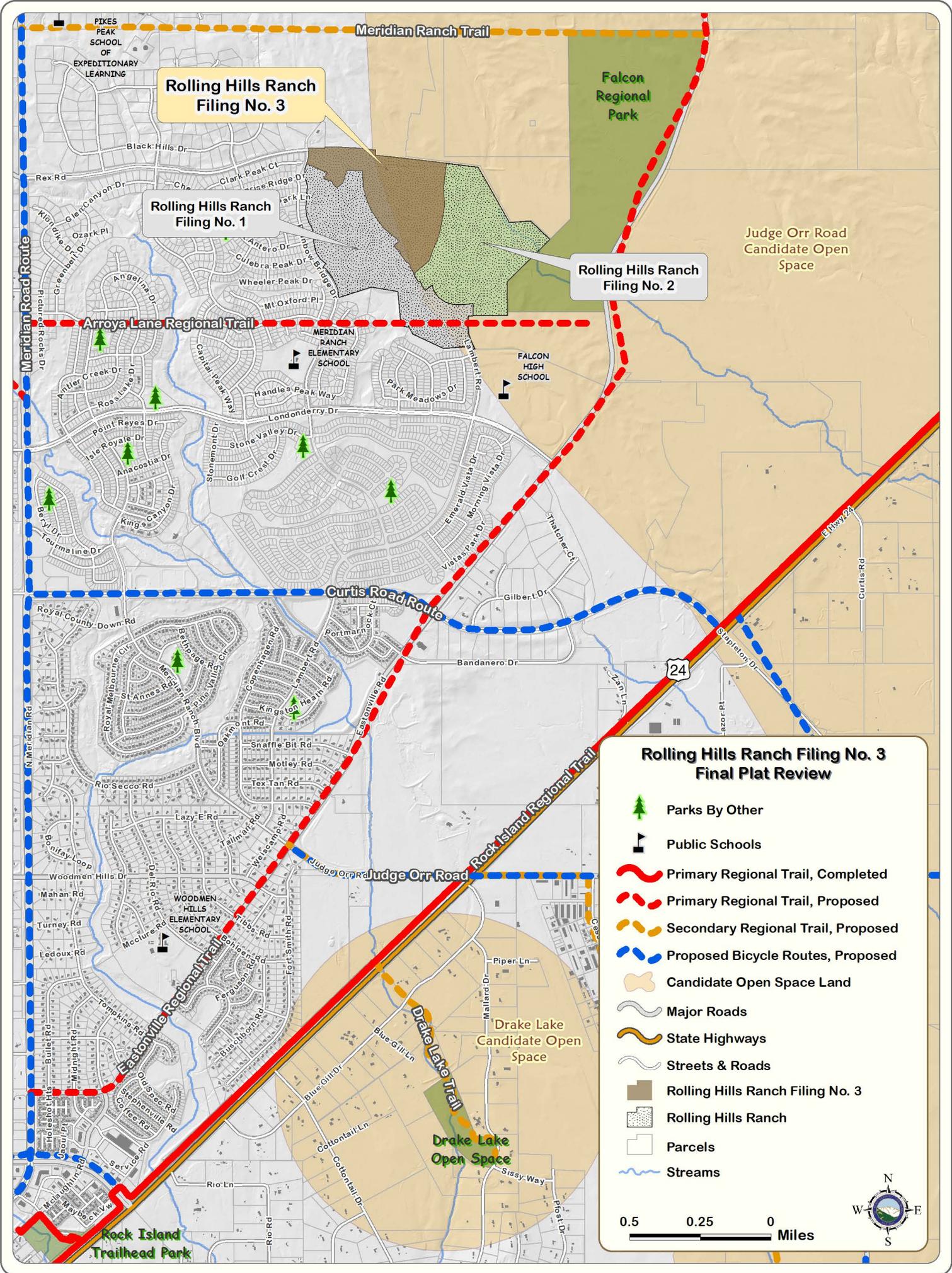
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rolling Hills Ranch Filing No. 3 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$60,610 will be required at time of the recording of this 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 of this 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



Rolling Hills Ranch Filing No. 3

Rolling Hills Ranch Filing No. 1

Rolling Hills Ranch Filing No. 2

Rolling Hills Ranch Filing No. 3 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
- Rolling Hills Ranch Filing No. 3
- Rolling Hills Ranch
- Parcels
- Streams

0.5 0.25 0 Miles

Judge Orr Road Candidate Open Space

Drake Lake Candidate Open Space

Rock Island Trailhead Park

Rolling Hills Ranch Filing No. 3 Final Plat Review

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

May 12, 2021

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:	Rolling Hills Ranch Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-016	Total Acreage:	64.77
		Total # of Dwelling Units:	209
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.07
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 209 Dwelling Units = 4.055

Total Regional Park Acres: 4.055

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 209 Dwelling Units = 0.78

Community: 0.00625 Acres x 209 Dwelling Units = 1.31

Total Urban Park Acres: 2.09

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 209 Dwelling Units = \$96,140

Total Regional Park Fees: \$96,140

Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 209 Dwelling Units = \$23,826

Community: \$176 / Dwelling Unit x 209 Dwelling Units = \$36,784

Total Urban Park Fees: \$60,610

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 Rolling Hills Ranch Filing No. 3 Final Plat: (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 \$60,610 will be required at time of the recording of this 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 of this Final Plat.

Park Advisory Board Recommendation:

PAB Endorsed May 12, 2021