

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 30, 2019

Ms. Nina Ruiz
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910
ninaruiz@elpasoco.com

Subject: Grandwood Ranch Preliminary Plan (SP-19-05)

Good Afternoon Nina,

The Planning Division of the Community Services Department has reviewed the Grandwood Ranch Preliminary Plan application, and has the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on June 12, 2019 and its recommendation will be provided after the meeting.

The proposed Grandwood Ranch Preliminary Plan is located at the northwest corner of the Higby Road and Fairplay Drive intersection. The property totals 151 acres and is currently zoned RR-5. The applicant proposes rezoning the property to RR-2.5 to allow for a (48) lot single-family residential development.

The 2013 El Paso County Parks Master Plan shows no County regional trail, park, or open space within the project area. However, staff recommends the applicant contact the Town of Monument and the City of Colorado Springs to coordinate any potential parks or trails.

The open space designation proposed within the Grandwood Ranch development totals 11.81 acres, or 7.82% of the subdivision. Staff encourages the applicant to develop a system of sidewalks/trails and/or a small pocket park for the residents to enjoy.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$21,888 as shown on the attached Subdivision Review Form.



Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Grandwood Ranch Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$21,888 will be required at the time of recording of the final plat.

If you have any questions or concerns, please contact me directly at your earliest convenience.

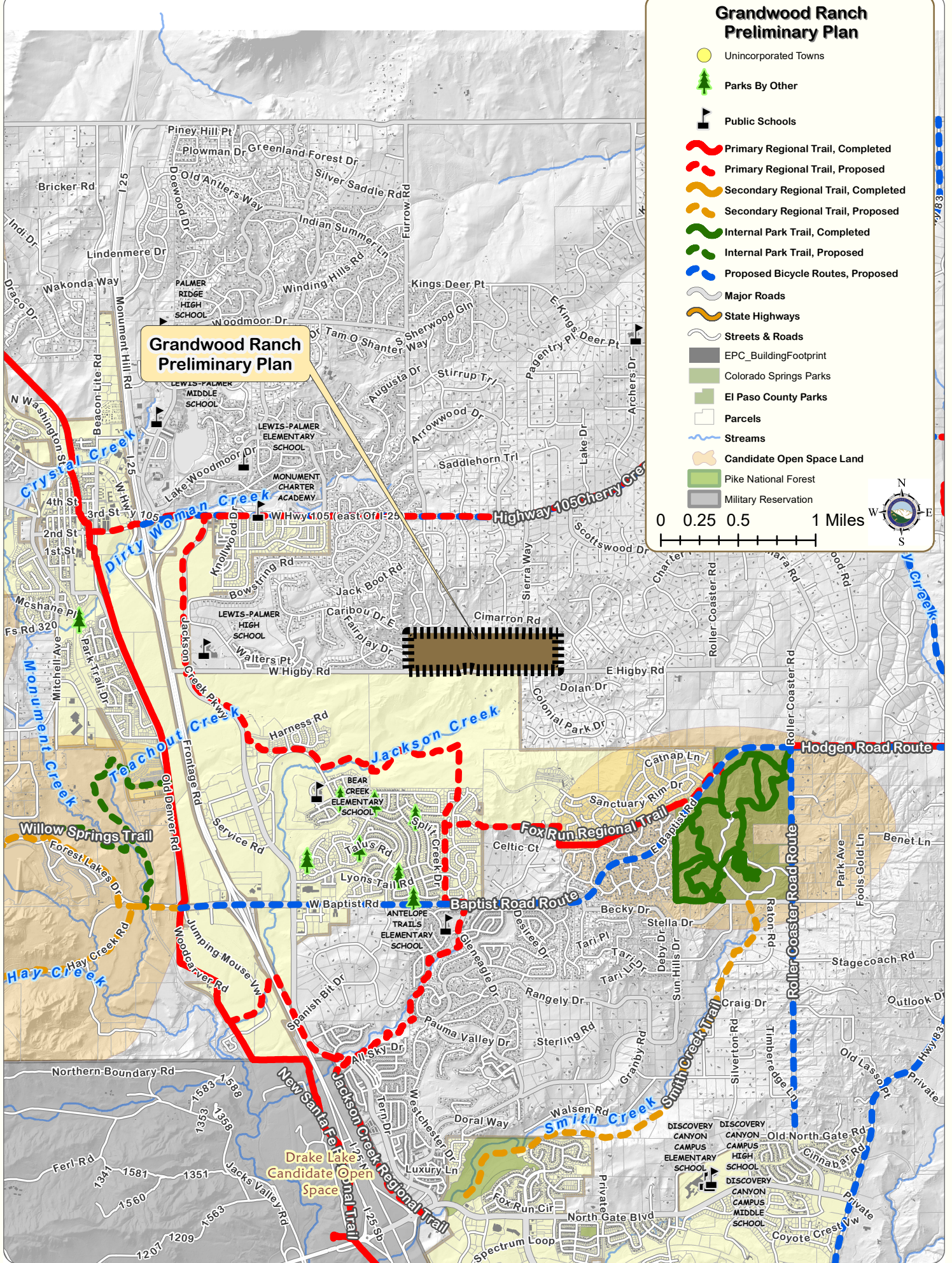
Respectfully,

Paul P Whalen, AICP, RLA
Landscape Architect
Planning Division
Community Services Department

Grandwood Ranch Preliminary Plan

- Unincorporated Towns
- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- EPC_BuildingFootprint
- Colorado Springs Parks
- El Paso County Parks
- Parcels
- Streams
- Candidate Open Space Land
- Pike National Forest
- Military Reservation

0 0.25 0.5 1 Miles



Development
Application
Permit
Review



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

May 21, 2019

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:	Grandwood Preliminary Plan	Application Type:	Prelim Plan
PCD Reference #:	SP-19-005	Total Acreage:	151.00
		Total # of Dwelling Units:	48
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.79
Grandwood Enterprises LLC	Land Resource Associates	Regional Park Area:	2
William F Herebic II	David Jones	Urban Park Area:	1
270 Lodgepole Way	9736 Mountain Road	Existing Zoning Code:	RR-5
Monument, CO 80132	Chipita Park, CO 80809	Proposed Zoning Code:	RR-2.5

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.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 1		
0.0194 Acres x 48 Dwelling Units = 0.931		Neighborhood:	0.00375 Acres x 48 Dwelling Units =	0.00
Total Regional Park Acres: 0.931		Community:	0.00625 Acres x 48 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 1		
Regional Park Area: 2		Neighborhood:	\$113 / Dwelling Unit x 48 Dwelling Units =	\$0
\$456 / Dwelling Unit x 48 Dwelling Units = \$21,888		Community:	\$175 / Dwelling Unit x 48 Dwelling Units =	\$0
Total Regional Park Fees: \$21,888		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Grandwood Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$21,888 will be required at the time of the recording of the final plat.

Park Advisory Board Recommendation: PAB Endorsement Required