

COMMUNITY SERVICES DEPARTMENT

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

January 17, 2020

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

Subject: Grandwood Ranch Preliminary Plan, Review #2 (SP-19-05)

Hello Nina,

The Park Operations Division of the Community Services Department has reviewed the Grandwood Ranch Preliminary Plan, Review #2, and has no additional comments on behalf of El Paso County Parks. This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on June 12, 2019:

"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.”





Please feel free to contact me should you have any questions or concerns.

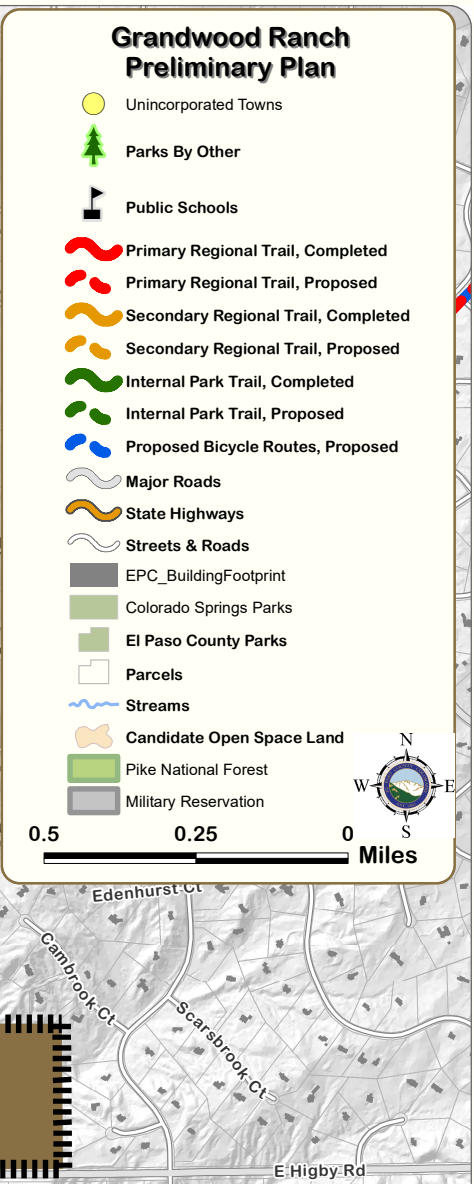
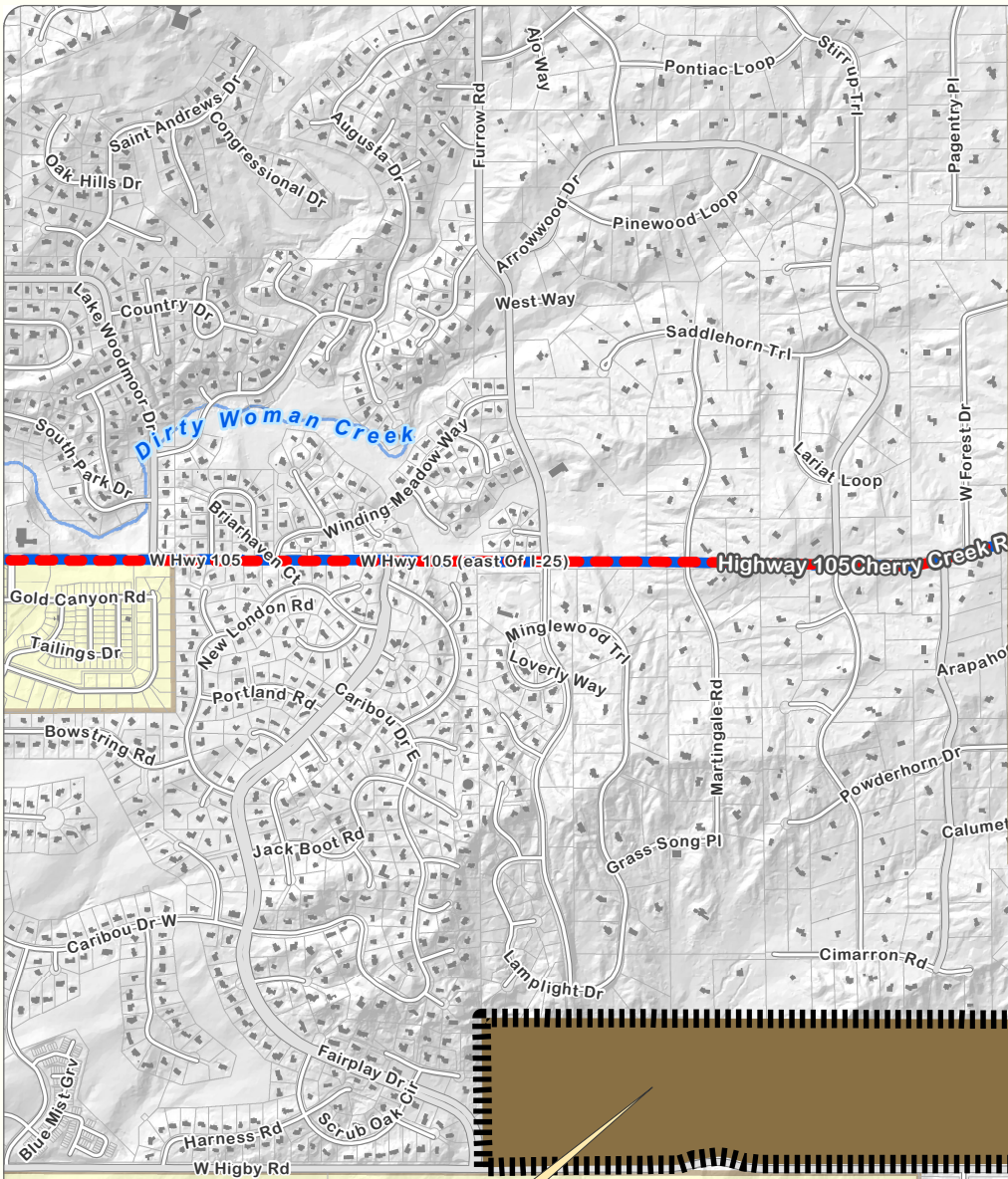
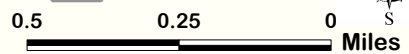
Sincerely,



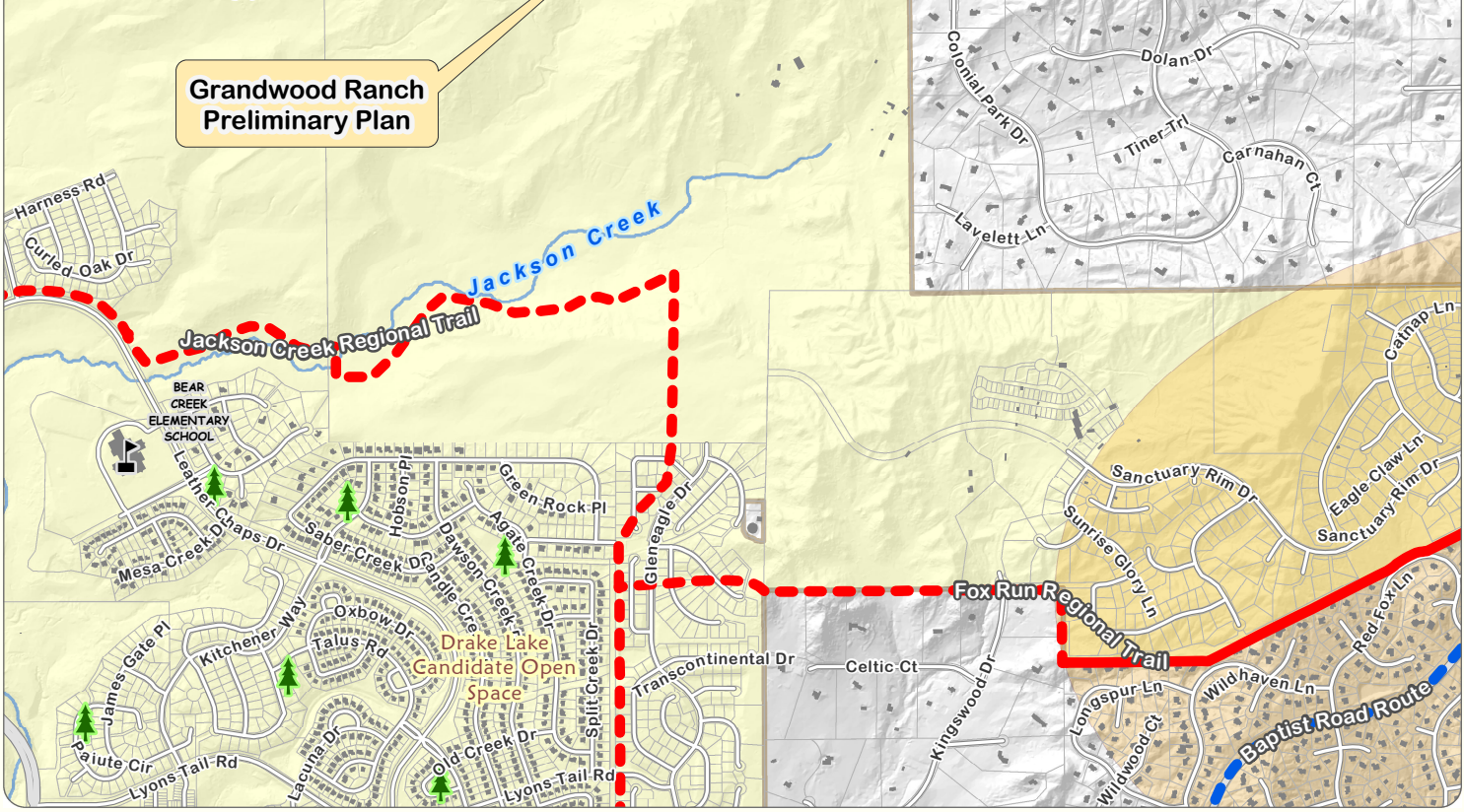
Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

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



Grandwood Ranch Preliminary Plan



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

Regional Park Area: 2

0.0194 Acres x 48 Dwelling Units = 0.931
Total Regional Park Acres: 0.931

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 1

Neighborhood:	0.00375 Acres x 48 Dwelling Units =	0.00
Community:	0.00625 Acres x 48 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 48 Dwelling Units = \$21,888
Total Regional Park Fees: \$21,888

Urban Park Area: 1

Neighborhood:	\$113 / Dwelling Unit x 48 Dwelling Units =	\$0
Community:	\$175 / Dwelling Unit x 48 Dwelling Units =	\$0
	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 Endorsed 6/12/2019