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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

March 15, 2024

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

Subject: Retreat at TimberRidge Filing No. 4 Final Plat (AKA TimberRidge Estates), 3rd Submittal (SF-18-027)

Hello Kari,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Retreat at TimberRidge Filing No. 4 Final Plat – formally known as TimberRidge Estates Final Plat – development application, 3rd Submittal, and has the following additional comments of behalf of El Paso County Parks. **Staff has verified with the Planning and Community Development Project Manager, Kari Parsons, that the previously calculated 2018 regional park fees may be updated to current fee amounts due to the duration of time that has passed since the application was submitted originally. These updated fees are shown in the attached Development Application Review Form as well as in being highlighted in the Recommended Motion below. Staff also acknowledges that the Arroyo Lane Primary Regional Trail will cross Arroyo Lane at its intersection with Vollmer Road. The Sand Creek Trail will intersect the Arroyo Lane Regional Trail west of the Arroyo Lane culvert over Sand Creek. The previous recommendation regarding the trail crossing has been redacted in the Recommended Motion below.**

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on October 10, 2018:

“TimberRidge Estates Final Plat consists of 10 residential lots on 33.29 acres, with a minimum lot size of 2.5 acres. TimberRidge Estates is shown as Phase A on the Retreat at TimberRidge PUD Development Plan, and Phase I on the subsequent Preliminary Plan. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the project. The proposed Arroyo Lane Primary Regional Trail traverses east-west immediately south of the project boundary, south of the Arroyo Lane right-of-way. The Sand Creek Primary Regional Trail alignment runs north-south along Sand Creek, intersecting the Arroyo Lane Regional Trail before continuing northward outside of the project area. Furthermore, the proposed Vollmer Road Bicycle Route runs north/south adjacent to the western property boundary.

While the TimberRidge Estates Final Plat shows 1.30 acres of open space, dedicated to a stormwater detention facility, the Retreat at TimberRidge PUD Development Plan, endorsed by the Park Advisory Board in January 2018 and approved by the El Paso County Board of County Commissioners in March 2108, shows 26.32 acres of open space, while the Retreat at TimberRidge Preliminary Plan, endorsed by the Park Advisory Board in May 2018, shows 27.58 acres of open space. Both of these plans meet the Land Development Code’s 10% open space requirement. In addition, both plans properly display the Arroyo Lane and Sand Creek Primary Regional Trail corridors, and both trail corridors conform to the El Paso County Parks Master Plan and Trails Master Plan.

The PUD Development Plan and Preliminary Plan show 25-foot trail buffers along Sand Creek and Arroyo Lane. Parks staff has previously recommended that all forthcoming final plats show 25-foot trail easements along the Sand Creek drainage, as well as the 25-foot trail easement along Arroyo Lane, and shall dedicate these 25-foot wide regional trail easements to the County for the County's construction and maintenance of public multi-use trails on forthcoming final plats. As it pertains to this application, staff recommends that the applicant show the Sand Creek Regional Trail at the point at which the trail crosses the Arroyo Lane right-of-way, although no dedication of trail easement is necessary within the right-of-way.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the **Retreat at TimberRidge Filing No. 4 Final Plat** TimberRidge Estates Final Plat include the following conditions: (1) show on the Final Plat the Sand Creek Regional Trail at the point at which the trail crosses the Arroyo Lane right-of-way; (2) require fees in lieu of land dedication for regional park purposes in the amount of **\$5,050.**"

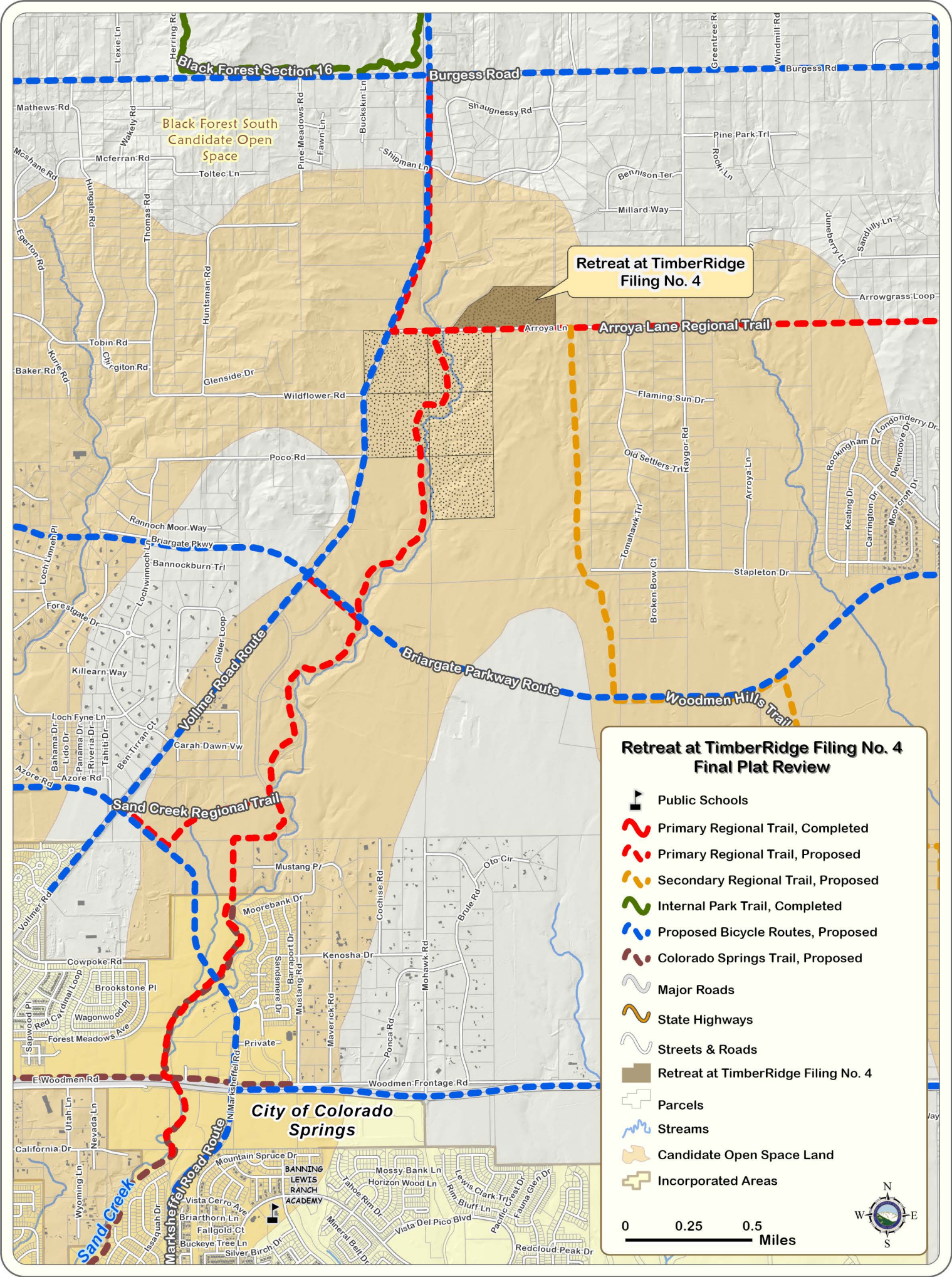
Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com




















Black Forest South Candidate Open Space

Retreat at TimberRidge Filing No. 4

Retreat at TimberRidge Filing No. 4 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Retreat at TimberRidge Filing No. 4
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0 0.25 0.5 Miles



**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

March 15, 2024

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:	Retreat at TimberRidge Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-18-027	Total Acreage:	34.47
		Total # of Dwelling Units:	10
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.73
TimberRidge Development Group, LLC	Classic Consulting	Regional Park Area:	2
Loren Moreland	Marc Whorton, P.E.	Urban Park Area:	2, 3
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	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 10 Dwelling Units = 0.194
Total Regional Park Acres: 0.194

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

Urban Park Area: 2, 3

Neighborhood: 0.00375 Acres x 10 Dwelling Units = 0.00
 Community: 0.00625 Acres x 10 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 10 Dwelling Units = \$5,050
Total Regional Park Fees: \$5,050

Urban Park Area: 2, 3

Neighborhood: \$119 / Dwelling Unit x 10 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 10 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 [Retreat at TimberRidge Filing No. 4 Final Plat] TimberRidge Estates Final Plat include the following conditions: (1) show on the Final Plat the Sand Creek Regional Trail at the point at which the trail crosses the Arroyo Lane right-of-way; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$5,050.

Park Advisory Board Recommendation: Originally PAB Endorsed 10/10/2018