

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: TimberRidge Estates Final Plat

Agenda Date: October 10, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Robert Ormston on behalf of TimberRidge Estates, LLC, for approval of the TimberRidge Estates Final Plat, consisting 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.

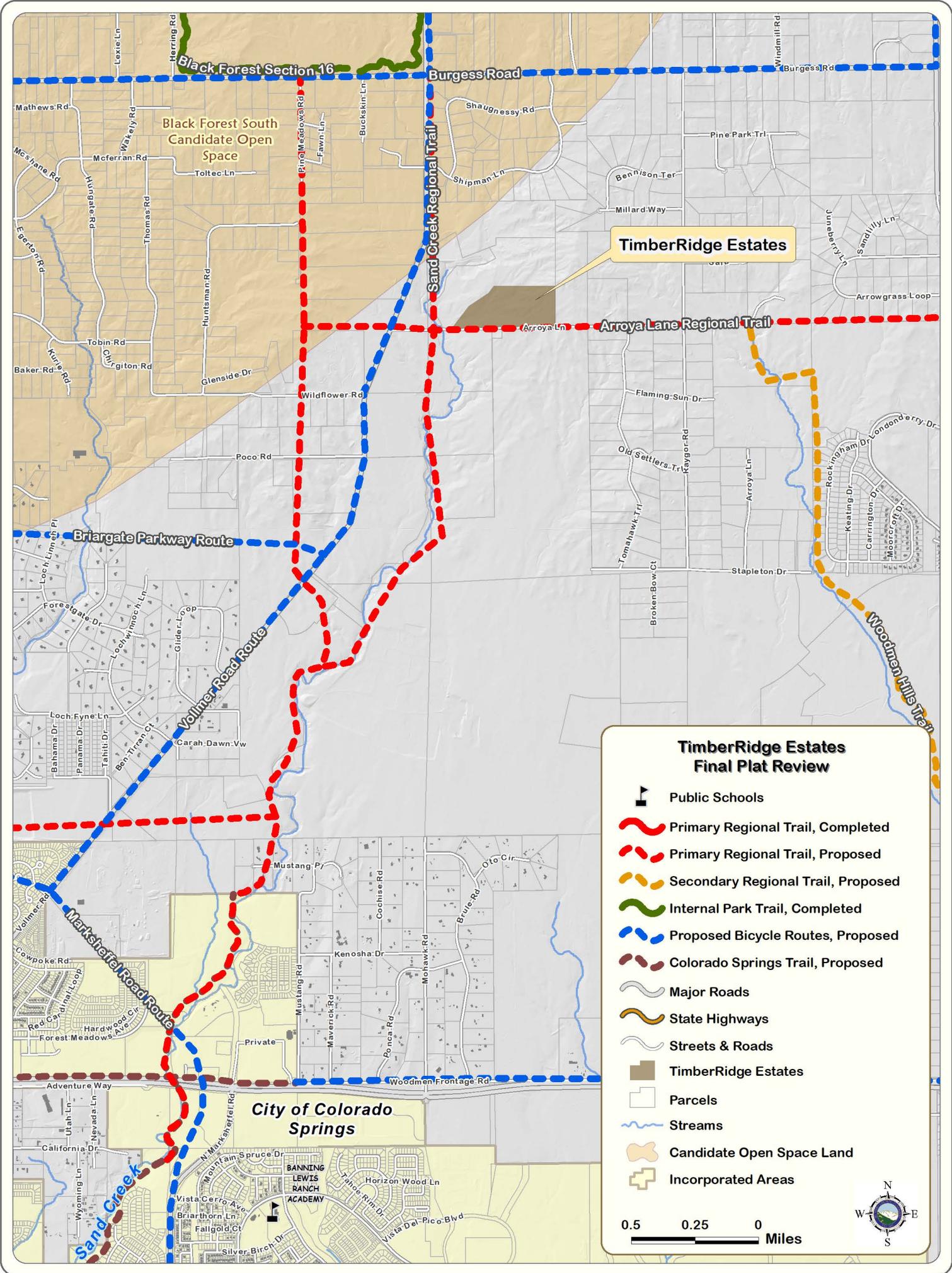
The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the project. The proposed Arroyo Lane Primary Regional Trail traverses east-west immediately south of the project boundary, south of the Arroyo Lane right-of-way. The Sand Creek Primary Regional Trail 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 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 \$4,300.



TimberRidge Estates

TimberRidge Estates 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
-  TimberRidge Estates
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



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Miles



