



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

April 3, 2019

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

Subject: TimberRidge Estates Final Plat, Review #2 (SF-18-027)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the TimberRidge Estates Final Plat, Review #2, and has no additional comments of behalf of El Paso County Parks. **Please refer the follow recommendations to the applicant, as the current Final Plat and Street Improvement Plan do not show the point at which the Sand Creek Regional Trail crosses the Arroyo Lane right-of-way.** This application and the following 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

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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.

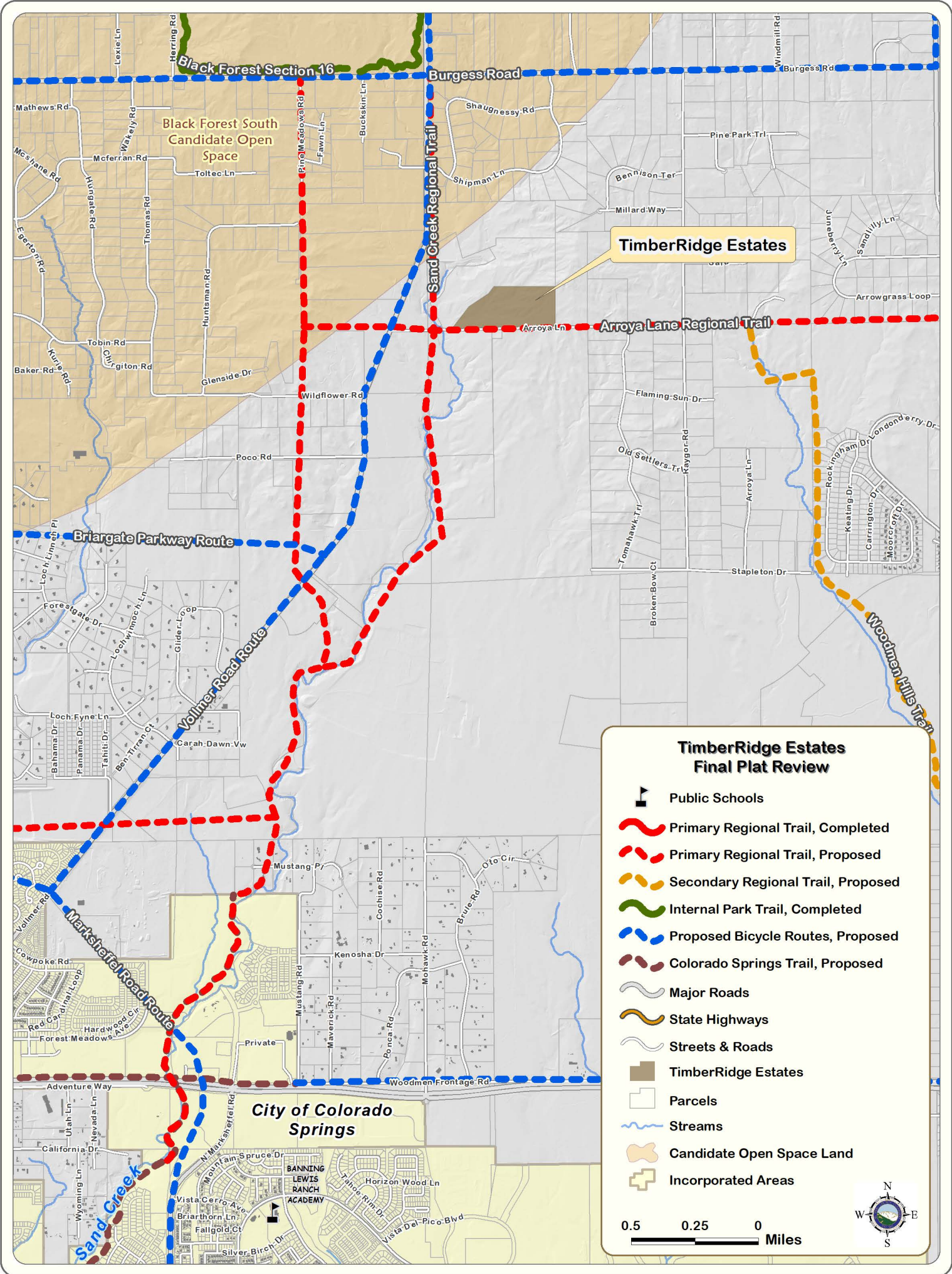
Recommended Motion:

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."

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
















Sincerely,

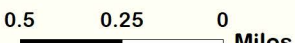
Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com




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



0.5 0.25 0
Miles



Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

October 10, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	TimberRidge Estates Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-027	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	33.29
TimberRidge Estates, LLC.	Robert Ormston	Total # of Dwelling Units	10
2760 Brogans Bluff Drive	9850 Highland Glen Place	Gross Density:	0.30
Colorado Springs, CO 80919	Colorado Springs, CO 80920	Park Region:	2
		Urban Area:	2,3

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Urban Density: (2.5 units or greater / 1 acre)

Regional Parks: 2	Urban Parks Area: 2,3
0.0194 Acres x 10 Dwelling Units = 0.194 acres	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres
	Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres
	Total: 0.00 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 2,3
\$430.00 / Unit x 10 Dwelling Units = \$4,300.00	Neighborhood: \$107.00 / Unit x 0 Dwelling Units = \$0.00
	Community: \$165.00 / Unit x 0 Dwelling Units = \$0.00
	Total: \$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: **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.**

Park Advisory Board Recommendation: **Endorsed 10/10/2018**