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## COMMUNITY SERVICES DEPARTMENT

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

December 31, 2020

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

**Subject: Crossroads at Meadowbrook Multi-Use Preliminary Plan and Rezone – Preliminary Comments (SP-20-011, P-20-008)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Crossroads at Meadowbrook Park Multi-Use Preliminary Plan and Rezone development applications and has the following **preliminary** comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on January 13, 2021:

This is a request for approval by Kimley-Horn Associates on behalf of Colorado Springs Equities, LLC, for The Crossroads at Meadowbrook Mixed-Use Preliminary Plan and Rezone, consisting of 1 multi-family residential lot, consisting of an apartment complex with 360 residential units, and 10 commercial lots on a total of 29.04 acres. The property is currently zoned CR, but the applicant is requesting a concurrent rezone to RM-30 for the 12.70-acre multi-family residential lot. The site is located at the intersection of East Highway 24 and Meadowbrook Parkway.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The surrounding neighborhood does not offer any recreation facilities beyond a 9-hole golf course located 0.60 mile west of the project area and two elementary school playgrounds, each located at least 0.75 mile from the project site. The nearest public neighborhood park is located 1.35 miles to the north. Under the current Preliminary Plan, no specific parks, trails, or concurrent and useable open space are drawn or specified beyond 3.11-acre Tract A, whose use in the Tract Table is described as parks and open space, as well as public improvements and utilities, landscaping, and sidewalks. Two site/shade plans are included in the rezoning application, and show what appear to be a clubhouse, pool, and an open space area in a central location to the multi-family apartment complex, however, the applicant states in the accompanying Letters of Intent that specific details regarding open space and landscaping will be identified on forthcoming preliminary plans and final plats, which are dependent on the rezoning of the multi-family residential lot.

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The El Paso County Land Development Code does not require a 10% open space dedication for subdivisions that are not classified as PUD zoning. However, the Crossroads at Meadowbrook Preliminary Plan includes 4.14 acres of open space, or 14.3% of the total project area, dedicated to open space, landscaping tracts, utilities and drainage. As noted previously, forthcoming preliminary plans and final plats will more accurately identify the specific uses of each open space tract.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes for the 360-unit multi-family residential lot, to be assessed on the forthcoming final plat(s). The remaining commercial lots will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property. Furthermore, staff encourages the applicant to develop recreational amenities and useable open space facilities for the residents of the proposed apartment complex, which allow for multi-age recreational opportunities, as well as safe pedestrian connections to adjacent commercial properties.

**Recommended Motion (Preliminary Plan and Rezone):**

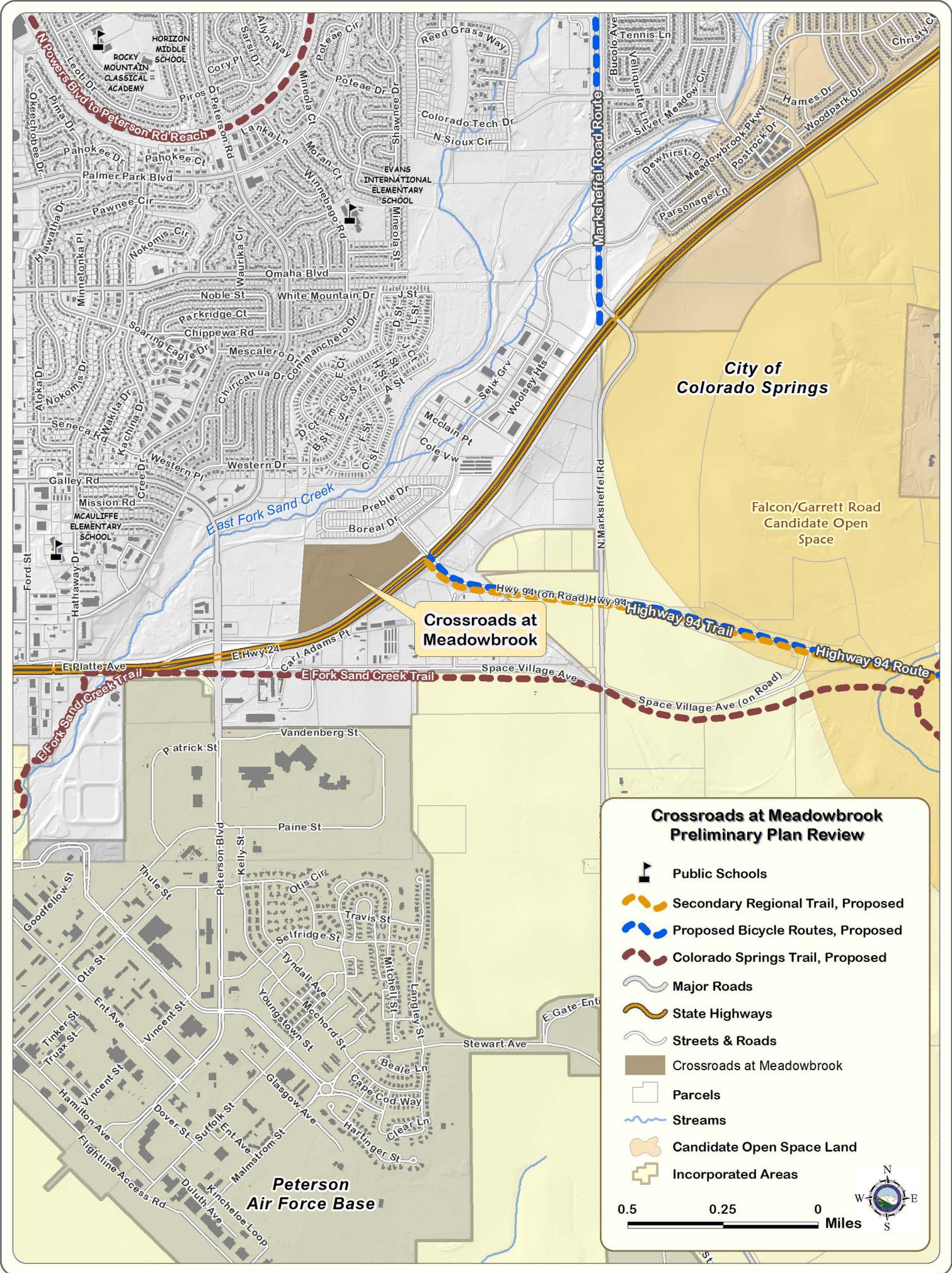
*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Crossroads at Meadowbrook Mixed-Use Preliminary Plan and Rezone: 1) staff recommends that the applicant develop recreational amenities and useable open space facilities for the residents of the proposed apartment complex, 2) fees in lieu of land dedication for regional park purposes in the amount of \$168,120 and urban park fees in the amount of \$106,200 will be required upon recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s).*

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](mailto:rosswilliams@elpasoco.com)



**Crossroads at Meadowbrook**

**Crossroads at Meadowbrook Preliminary Plan Review**

-  Public Schools
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Crossroads at Meadowbrook
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



**Peterson Air Force Base**

**City of Colorado Springs**

Falcon/Garrett Road Candidate Open Space

Map labels include: Powers Blvd to Peterson Rd Reach, Rocky Mountain Classical Academy, Horizon Middle School, Reed Grass Way, Evans International Elementary School, Marksheffel Road Route, Falcon/Garrett Road Candidate Open Space, Highway 94 Trail, Highway 94 Route, E Fork Sand Creek Trail, E Platte Ave, E Hwy 24, Space Village Ave, E Fork Sand Creek, East Fork Sand Creek, and Peterson Air Force Base.

# Development Application Permit Review



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

January 13, 2021

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.

<b>Name:</b>	Crossroads at Meadowbrook Preliminary Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	PUDSP-20-008	<b>Total Acreage:</b>	29.04
		<b>Total # of Dwelling Units:</b>	360
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	30.99
Colorado Springs Equities, LLC	Kimley-Horn & Associates	<b>Regional Park Area:</b>	2
90 South Cascade Avenue	2 North Nevada Avenue	<b>Urban Park Area:</b>	5
Suite 1500	Suite 300	<b>Existing Zoning Code:</b>	CR
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	CR, RM-30

**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 360 Dwelling Units = 6.984  
**Total Regional Park Acres: 6.984**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 360 Dwelling Units = 1.35  
 Community: 0.00625 Acres x 360 Dwelling Units = 2.25  
**Total Urban Park Acres: 3.60**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$467 / Dwelling Unit x 360 Dwelling Units = \$168,120  
**Total Regional Park Fees: \$168,120**

**Urban Park Area: 5**

Neighborhood: \$116 / Dwelling Unit x 360 Dwelling Units = \$41,760  
 Community: \$179 / Dwelling Unit x 360 Dwelling Units = \$64,440  
**Total Urban Park Fees: \$106,200**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Crossroads at Meadowbrook Preliminary Plan and Rezone: 1) staff recommends that the applicant develop recreational amenities and useable open space facilities for the residents of the proposed apartment complex, 2) fees in lieu of land dedication for regional park purposes in the amount of \$168,120 and urban park fees in the amount of \$106,200 will be required upon recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s).

**Park Advisory Board Recommendation:**