



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

February 2, 2018

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

Subject: The Enclave at Stonebridge PUD Development Plan/Preliminary Plan (PUDSP-18-003)

Hello Nina,

The Planning Division of the Community Services Department has reviewed The Enclave at Stonebridge PUD Development Plan/Preliminary Plan, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board February 14, 2018.

The Enclave at Stonebridge is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Londonderry Drive, and south of Meridian Ranch Elementary School and Falcon High School. The proposed 68-acre development will include 209 single-family residential lots, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Arroyo Lane Regional Trail alignment is located 0.45 mile north of the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located 1.25 and 0.25 mile to the west and south, respectively. The proposed Eastonville Regional Trail is located approximately 0.40 mile southeast of the property.

The open space dedication proposed within The Enclave at Stonebridge comprises 15.38 acres within two landscape tracts, or 22.6% of the subdivision, and therefore exceeds the required open space dedication of 10%. Numerous trails and sidewalks connect residents to a variety of recreation facilities in the Meridian Ranch Development, including the nearby Stonebridge Park, Stonebridge Community Center, golf course, and the proposed WindingWalk Park.

The developer intends to submit a request for a park lands agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of forthcoming final plat(s). If no park lands agreement is requested, total final plat urban park fees would amount to

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\$56,848. There are no regional park fees required for this subdivision pursuant to the existing 2014 park lands agreement for dedication of land for the Falcon Regional Park.

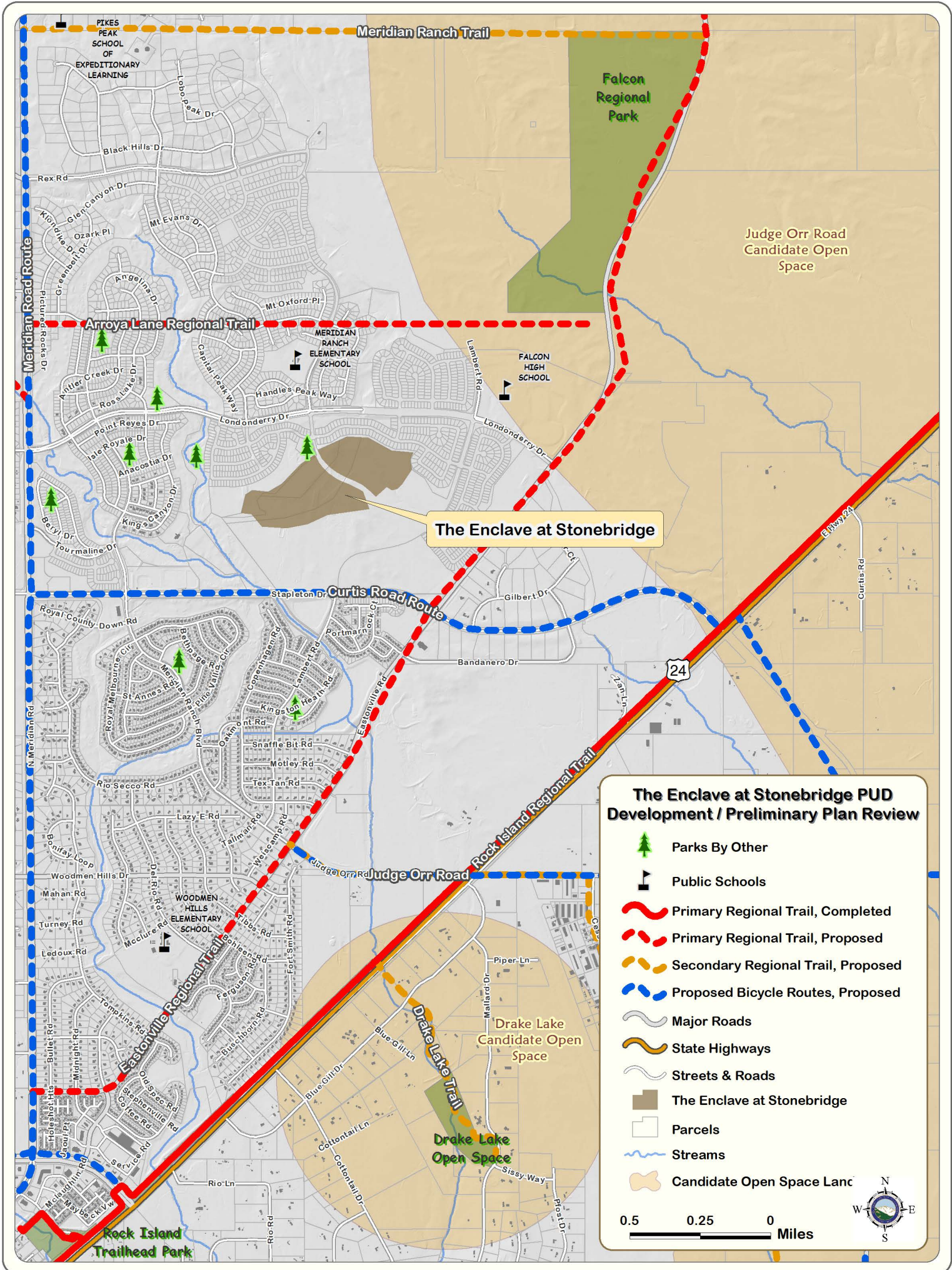
County Parks acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, which addressed provision of Falcon Regional Park lands, and recommends urban park fees in lieu of land dedication for urban park purposes, but recommends additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically neighborhood trails and WindingWalk Park.

Recommended Motion (PUD/Preliminary Plan):

“Recommend to the Planning Commission and the Board of County Commissioners that approval of The Enclave at Stonebridge PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$56,848, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.”

Sincerely,

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



Meridian Ranch Trail

Falcon Regional Park

Judge Orr Road Candidate Open Space

Arroyo Lane Regional Trail

Curtis Road Route

The Enclave at Stonebridge

24

Judge Orr Road

Rock Island Regional Trail

Eastonville Regional Trail

Drake Lake Trail

Drake Lake Candidate Open Space

Drake Lake Open Space

Rock Island Trailhead Park

Meridian Road Route

PIKES PEAK SCHOOL OF EXPEDITIONARY LEARNING

Black Hills Dr
Rex Rd
Klondike Dr
Greenber Dr
Ozark Pl
Mt Evans Dr

Arroyo Lane Regional Trail

Meridian Ranch Elementary School

Woodmen Hills Elementary School

Meridian Ranch Elementary School

Woodmen Hills Elementary School

Meridian Ranch Elementary School

Rock Island Trailhead Park

Meridian Ranch Elementary School

Woodmen Hills Elementary School

Meridian Ranch Elementary School

Meridian Ranch Elementary School

Meridian Ranch Elementary School

Woodmen Hills Elementary School

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Meridian Ranch Elementary School

Meridian Ranch Elementary School

Development Application Permit Review



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

February 14, 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:	The Enclave at Stonebridge PUD Development Plan and Preliminary Plan	Application Type:	PUD/Preliminary Plan
DSD Reference #:	PUDSP-18-003	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	68
GTL, Inc.	N.E.S., Inc.	Total # of Dwelling Units	209
3575 Kenyon Street, Suite 200	Andrea Barlow	Gross Density:	3.07
San Diego, CA 92110	619 North Cascade Avenue, Suite 200	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	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.
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LAND REQUIREMENTS

Regional Parks: 2		Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre)
0.0194 Acres x 209 Dwelling Units = 4.055 acres	Urban Parks Area: 3	
	Neighborhood: 0.00375 Acres x 209 Dwelling Units = 0.78 acres	
	Community: 0.00625 Acres x 209 Dwelling Units = 1.31 acres	
	Total: 2.09 acres	

FEE REQUIREMENTS

Regional Parks: 2		Urban Parks Area: 3
\$430.00 / Unit x 209 Dwelling Units = \$89,870.00	Neighborhood: \$107.00 / Unit x 209 Dwelling Units = \$22,363.00	
	Community: \$165.00 / Unit x 209 Dwelling Units = \$34,485.00	
	Total: \$56,848.00	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Enclave at Stonebridge PUD Development Plan and Preliminary Plan include the following conditions: (1) staff acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, which addressed provision of Falcon Regional Park lands; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$56,848, but recommends additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.

Park Advisory Board Recommendation: