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## PARKS AND COMMUNITY SERVICES DEPARTMENT

April 12, 2023

Ryan Howser  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

### **Subject: The Estates at Cathedral Pines PUDSP (PUDSP2210)**

Hello Ryan,

The Community Services Department has reviewed The Estates at Cathedral Pines PUDSP and has the following preliminary comments on behalf of El Paso County Parks. This application was presented to the El Paso County Parks Advisory Board on April 12. After a lengthy and spirited discussion, the comments below were endorsed 6-1.

The Estates at Cathedral Pines is located immediately west of Black Forest Regional Park along Winslow Drive. The site is approximately 35 acres with the applicant proposing to develop 8 residential lots on 30.51 acres. A private road will service the new residential lots and common open space is shown along the entrance to the subdivision.

The 2022 El Paso County Parks Master Plan identifies this project site being within the Black Forest South Candidate Open Space area. This area is characterized as being along the Palmer Divide, at the headwaters of several creeks, and is unique as the only place in Colorado where montane forest growth east of the Front Range and foothills.

Open space dedications total 2.5 acres (7%) as outlined in the letter of intent, however the PUDSP plans do not clearly identify open space tracts nor is there a land use table to confirm open space dedications. Parks staff would request the applicant show open space tracts and include a land use table on the PUDSP and final plat drawings to confirm the correct dedications are being provided for PUD zoning which is minimum 10% of the total project site area, or 3.051 acres.

The 2022 El Paso County Parks Master Plan shows several existing and proposed master-planned county trails being impacted by this application. This includes the proposed Palmer Divide Primary Regional Trail

along the western and southern property boundary, as well as an internal Black Forest Regional Park trail along Winslow Drive. Consistent with Land Development Code requirements, County Parks seeks trail easements where proposed projects impact county trails. For this application 25-ft wide public trail easements will be sought around the perimeter of the site to allow for the future construction and public use of these trails as outlined below:

1. Designate and provide to El Paso County a 25-foot trail easement, north-south along the eastern boundary of Lot 1 and Lot 8 to connect the existing county trail along Winslow Drive.
2. Designate and provide to El Paso County a 25-foot trail easement, north-south along the western boundary of Lot 6 and 7 for the Palmer Divide Regional Trail.
3. Designate and provide to El Paso County a 25-foot trail easement, east-west along the southern boundary of Lot 1 and Lot 2 for the Palmer Divide Regional Trail.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$3,680 will be required upon recording of the forthcoming final plat. Again, this application is scheduled for El Paso County Park Advisory Board consideration on April 12 and its recommendation will be provided after the hearing.

#### **Recommended Motion Endorsed 6 - 1:**

*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 Estates at Cathedral Pines PUDSP: (1) in recognition of the importance of the Black Forest South Candidate Open Space Area, increase open space dedications to minimum 10% consistent with PUD zoning, show them as tracts, and include a land use table on the PUDSP and final plat drawings (2) show on the final plat and dedicate to El Paso County a 25-foot trail easement, north-south along the eastern boundary of Lot 1 and Lot 8 to connect the existing county trail along Winslow Drive; (3) show on the final plat and dedicate to El Paso County a 25-foot trail easement, north-south along the western boundary of Lot 6 and Lot 7 for the Palmer Divide Regional Trail; (4) show on the final plat and dedicate to El Paso County a 25-foot trail easement, east-west along the southern boundary of Lot 1 and Lot 2 for the Palmer Divide Regional Trail; (5) the trail easements shall be shown on the final plat and allow for public access, as well as construction and maintenance by El Paso County; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$3,680 will be due at recording of the forthcoming final plat(s).*

Sincerely,

Jason Meyer  
Planning Supervisor  
Parks and Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)

2002 CREEK CROSSING ST.  
OFFICE: (719) 520-7529



COLORADO SPRINGS, CO 80905  
[WWW.COMMUNITYSERVICES.ELPASOCO.COM](http://WWW.COMMUNITYSERVICES.ELPASOCO.COM)

**Development  
Application  
Permit  
Review**



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

**April 12, 2023**

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>	The Estates at Cathedral Pines	<b>Application Type:</b>	PUDSP
<b>PCD Reference #:</b>	PUDSP2210	<b>Total Acreage:</b>	35.00
		<b>Total # of Dwelling Units:</b>	8
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.57
Villagree Development Corp	William Guman & Associates	<b>Regional Park Area:</b>	2
5710 Vessey Rd	731 North Weber St	<b>Urban Park Area:</b>	2
	Suite 10	<b>Existing Zoning Code:</b>	PUD RR5
Colorado Springs, CO 80908	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	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.
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**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 8 Dwelling Units = 0.155  
**Total Regional Park Acres: 0.155**

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

**Urban Park Area: 2**

Neighborhood:	0.00375 Acres x 8 Dwelling Units =	0.00
Community:	0.00625 Acres x 8 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 8 Dwelling Units = \$3,680  
**Total Regional Park Fees: \$3,680**

**Urban Park Area: 2**

Neighborhood:	\$114 / Dwelling Unit x 8 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 8 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

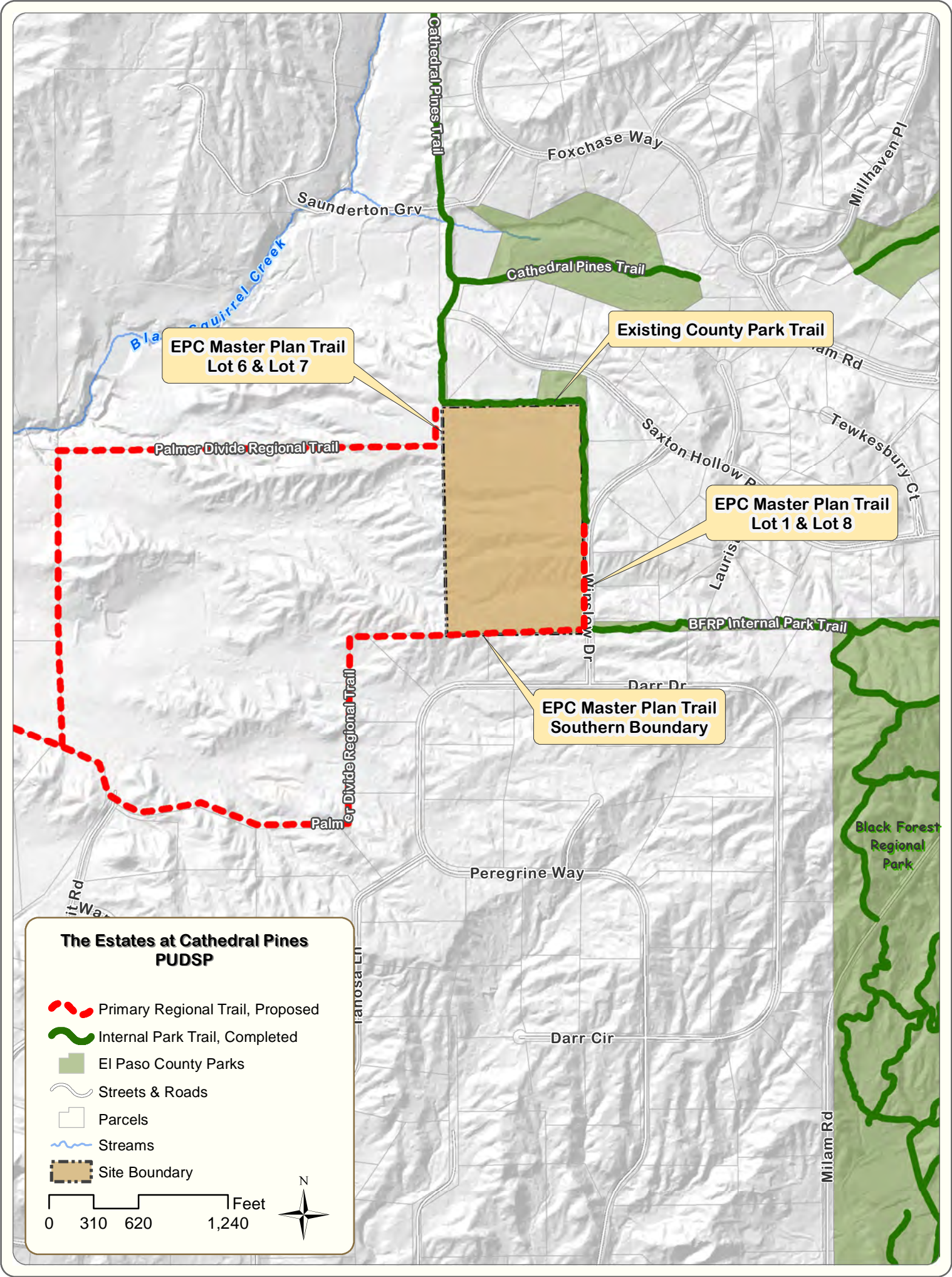
**ADDITIONAL RECOMMENDATIONS**

**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 Estates at Cathedral Pines PUDSP: (1) in recognition of the importance of the Black Forest South Candidate Open Space Area, increase open space dedications to minimum 10% consistent with PUD zoning, show them as tracts, and include a land use table on the PUDSP and final plat drawings (2) show on the final plat and dedicate to El Paso County a 25-foot trail easement, north-south along the eastern boundary of Lot 1 and Lot 8 to connect the existing county trail along Winslow Drive; (3) show on the final plat and dedicate to El Paso County a 25-foot trail easement, north-south along the western boundary of Lot 6 and Lot 7 for the Palmer Divide Regional Trail; (4) show on the final plat and dedicate to El Paso County a 25-foot trail easement, east-west along the southern boundary of Lot 1 and Lot 2 for the Palmer Divide Regional Trail; (5) the trail easements shall be shown on the final plat and allow for public access, as well as construction and maintenance by El Paso County; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$3,680 will be due at recording of the forthcoming final plat(s).

Park Advisory Board Recommendation:

**Endorsed 6 - 1**










**EPC Master Plan Trail  
Lot 6 & Lot 7**

**Existing County Park Trail**


**EPC Master Plan Trail  
Lot 1 & Lot 8**

**EPC Master Plan Trail  
Southern Boundary**

**The Estates at Cathedral Pines  
PUDSP**

-  Primary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  El Paso County Parks
-  Streets & Roads
-  Parcels
-  Streams
-  Site Boundary

0 310 620 1,240 Feet



**A STATEMENT ESTABLISHING THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT**  
 Authority This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

Applicability The provisions of this PUD shall run with the land. The landowners, their successors, heirs or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.

Adoption The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Estates at Cathedral Pines is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s). It is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

The provisions of this Development Plan shall prevail and govern the development of Estates at Cathedral Pines, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any applicable resolutions or regulations of El Paso County, shall be applicable.

To further the mutual interest of the residents, occupants, and owners of the PUD and the public in the preservation of the integrity of this development plan, the provisions of this plan that relate to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable law or in equity by the County without limitation on any power or authority otherwise granted by law.

Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

The total number of dwellings shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.

The cover sheet shall include any cross reference to the ZCP or previous PUD Development Plan, including any recording references.

Floodplain statement: The parcel is within FEMA Floodplain Map number 08041C0315G, effective 12/7/2018. The property is regarded as Zone X, an area of minimal flood hazard.

TAX SCHEDULE NUMBER: 6200000411  
 PARCEL AREA: 35 ACRES  
 LOT AREA COVERAGE CALCULATION (BLDG'S): 28,304 SQUARE FEET (2% OF SITE AREA)  
 LOT AREA COVERAGE CALCULATION (TOTAL IMPERVIOUS): 74,000 SQUARE FEET (5% OF SITE AREA)  
 TAX STATUS: TAXABLE  
 ZONING: PUD RR-5  
 EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
 TOTAL GROSS BUILDING SQUARE FOOTAGE: 28,304 SQUARE FEET  
 OPEN SPACE PERCENTAGE: 7%  
 LANDSCAPE AREA PERCENTAGE: 19%  
 PROPOSED DENSITY: 228 DU/AC (Gross), 262 DU/AC (Net)  
 TOTAL NUMBER OF DWELLING UNITS: 8

VICINITY MAP:



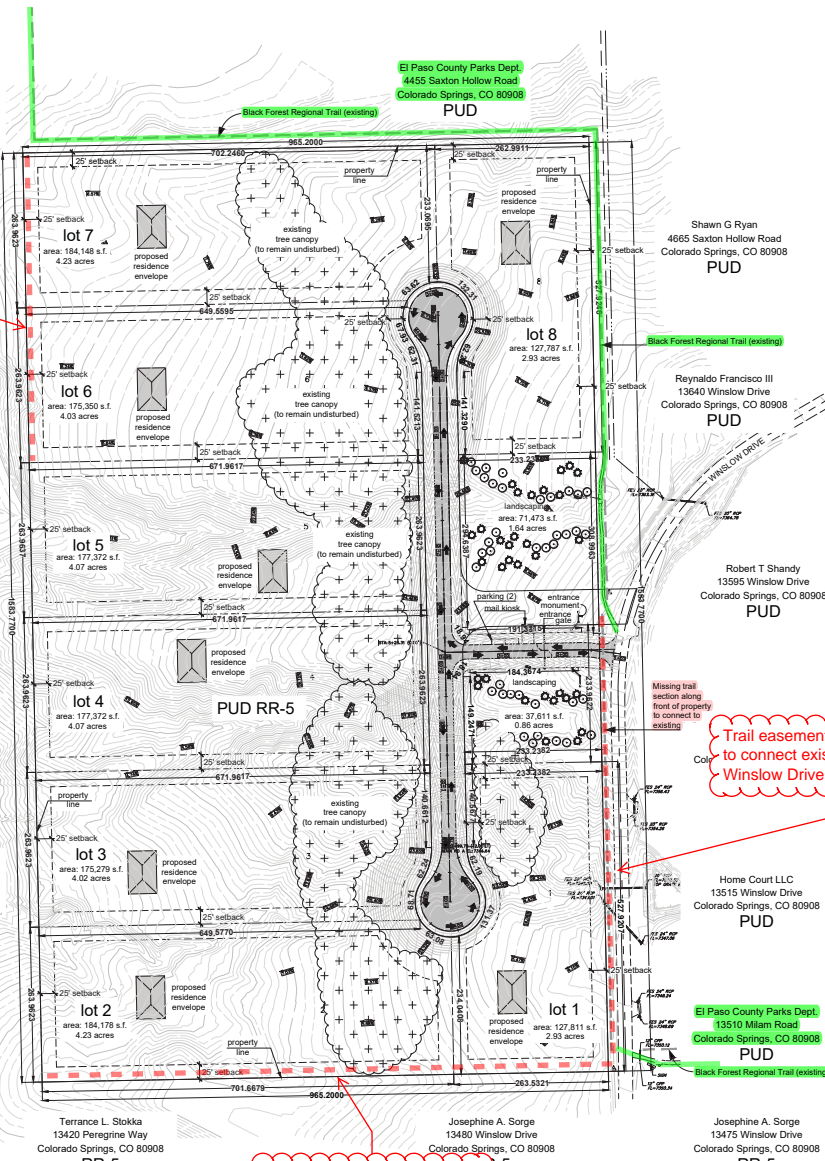
Mary Letha Robison  
 13855 Highway 83  
 Colorado Springs, CO 80908  
**PUD RR-5**

Trail easement Lot 6 & Lot 7  
 Palmer Divide Regional Trail

Zonta Partnership LTD LLLP  
 13580 Bridle Bit Rd,  
 Colorado Springs, CO 80908  
**RR-5**

# ESTATES AT CATHEDRAL PINES

TR IN SE4 SEC 2-12-66 DES AS FOLS: BEG AT SW COR OF SE4 SEC 2, TH N 00<49'17" W 1583.77 FT, N 89<17'56" E 965.20 FT, S 00<49'17" E 1583.77 FT TO A PT ON S LN OF SD SE4, TH S 89<17'56" W 965.20 FT TO POB, TOG WITH INGRESS-EGRESS EASEMENT DES BY REC #200027776. EL PASO COUNTY, COLORADO



Trail easement Lot 1 & Lot 2  
 Palmer Divide Regional Trail

Trail easement Lot 1 & Lot 8  
 to connect existing trail along  
 Winslow Drive

0' 100' 200' 300'  
 SCALE: 1" = 100' - 0" signature block



William Guman & Assoc., Inc.  
 191 South Bruce Street  
 Colorado Springs, CO 80908  
 (719) 534-1100  
 www.gumaninc.com  
 wkg@guman.net



PROJECT NAME: **ESTATES AT CATHEDRAL PINES**  
 PROJECT ADDRESS: **WINSLOW DRIVE, BLACK FOREST, CO 80908**  
 PROJECT DESCRIPTION: **PUD DEVELOPMENT PLAN**

DATE:	07/20/20
DESIGNED BY:	GM
CHECKED BY:	WJS

REVISIONS	DATE	BY	DESCRIPTION

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: **PUD DEVELOPMENT PLAN**

SHEET NO: **1**  
 1 of 1 SHEETS

FILE NO: FILE#

REG AND ADDRESS:  
 GREGG & ELAINE CAWLFIELD  
 VILLAGE DEVELOPMENT LLC  
 20 VESSEY RD  
 COLORADO SPRINGS, COLORADO 80908  
 PHONE: (719) 413-6900  
 EMAIL: gregg@village.com  
 Elaine@village.com

APPLICANT:  
 GREGG & ELAINE CAWLFIELD  
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 5710 VESSEY RD  
 COLORADO SPRINGS, COLORADO 80908  
 PHONE: (719) 413-6900  
 EMAIL: gregg@village.com  
 Elaine@village.com

PLAN PREPARER:  
 WILLIAM GUMAN & ASSOC., LTD.  
 731 N. WEBER STREET  
 COLORADO SPRINGS, COLORADO 80903  
 PHONE: (719) 633-9700  
 EMAIL: bill@guman.net

Shawn G Ryan  
 4665 Saxton Hollow Road  
 Colorado Springs, CO 80908  
**PUD**

Reynaldo Francisco III  
 13640 Winslow Drive  
 Colorado Springs, CO 80908  
**PUD**

Robert T Shandy  
 13595 Winslow Drive  
 Colorado Springs, CO 80908  
**PUD**

Home Court LLC  
 13515 Winslow Drive  
 Colorado Springs, CO 80908  
**PUD**

Josephine A. Sorge  
 13475 Winslow Drive  
 Colorado Springs, CO 80908  
**RR-5**

Terrance L. Slokka  
 13420 Peregrine Way  
 Colorado Springs, CO 80908  
**RR-5**

Josephine A. Sorge  
 13480 Winslow Drive  
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