

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** The Retreat at TimberRidge Filing No. 2 Final Plat

**Agenda Date:** June 9, 2021

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### Background Information:

This is a request by Classic Consulting on behalf of TimberRidge Development Group, LLC, for endorsement of the Retreat at TimberRidge Filing No. 2 Final Plat, consisting of 90 single-family residential lots on 75.83 acres. Minimum lot sizes vary from 12,000 square feet in the southeastern portion of the property to 2.5 acres on the western side near Vollmer Road. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project site is zoned PUD and is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows one proposed regional trail connection and one proposed bicycle route impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses the central portion of the property, along Sand Creek, while the proposed Vollmer Road Bicycle Route runs adjacent to the western property boundary.

The revised Retreat at TimberRidge PUD Development Plan, endorsed by the Park Advisory Board in January 2018 and approved by the Board of County Commissioners in March 2018, included 26.32 acres (10% of total acreage) of open space, dedicated to public open space, regional trails, internal trail corridors, water detention, and landscaping. The plan also included the Arroyo Lane and Sand Creek Primary Regional Trail corridors, which closely followed the proposed routes shown in the 2013 Parks Master Plan.

However, the revised PUD Development Plan and subsequent Preliminary Plans but did not include the originally planned 3.6-acre neighborhood park, as included in the first versions of the PUD and Preliminary Plans. This was noted in staff reviews, and previous Park Advisory Board endorsed motions recommended the reestablishment of the neighborhood park. As such, a 0.63-acre pocket park was included in Tract E of the Retreat at TimberRidge Filing No. 1 Final Plat. While much smaller than the 3.6-acre neighborhood park, this park facility will allow for additional recreation facilities for the residents of the Retreat at TimberRidge. According to the Retreat at TimberRidge Filing No. 2 Construction Drawings, the original neighborhood park location is now occupied by creekbank stabilization structures, a stormwater detention pond, and the Sand Creek Regional Trail corridor.

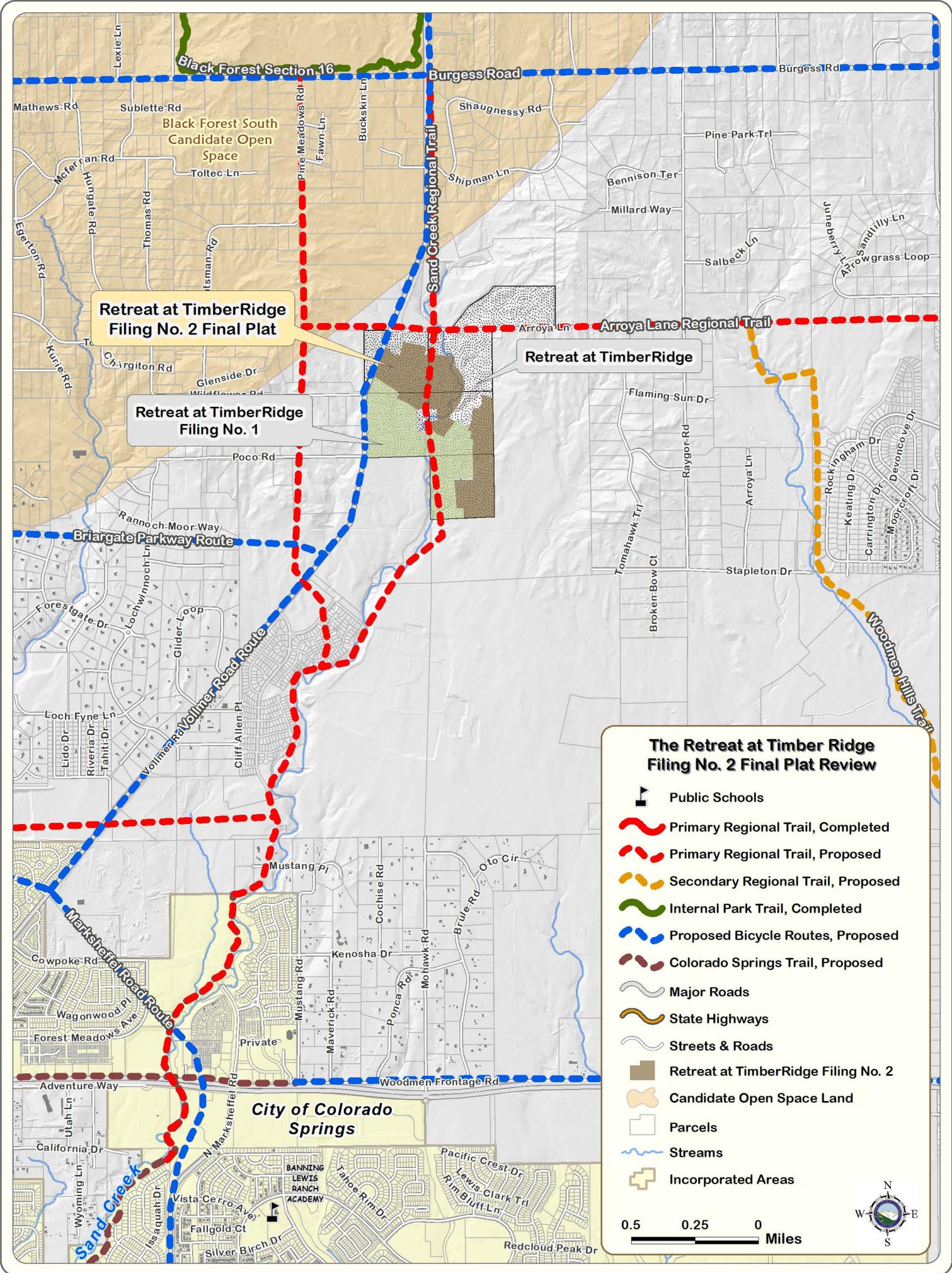
The current Filing No. 2 Final Plat application includes 8.09-acre Tract C, which according to the Tract Summary Table, is designated for "public regional and local trails, existing drainageway, public utilities, and open space," to be owned by El Paso County and maintained aesthetically by the TimberRidge Metropolitan District. Moreover, the applicant states in their Letter of Intent, that "an El Paso County regional multi-use trail (10' wide gravel) will be provided along

the west side of Sand Creek and the south side of Arroya Lane within a public tract for the Sand Creek channel that is to be owned and maintained by El Paso County.”

Because Tract C will be owned and partially maintained by El Paso County upon acceptance of improvements by the developer to the Sand Creek Channel, no trail easement will be required for this particular stretch of the Sand Creek Primary Regional Trail within the Retreat at TimberRidge. Other filings and subsequent tracts within the development, not owned by El Paso County, may still require trail easement dedications. Although no park land or trail easement dedications are necessary for this particular filing, staff recommends that the applicant pay regional and urban park fees. A park lands agreement will not be considered for this filing due to the lack of planned urban park amenities.

**Recommended Motion:**

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 Retreat at TimberRidge Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$41,400 and urban park fees in the amount of \$26,100.



**Retreat at TimberRidge  
Filing No. 2 Final Plat**

**Retreat at TimberRidge  
Filing No. 1**

**Retreat at TimberRidge**

### The Retreat at Timber Ridge Filing No. 2 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
- Retreat at TimberRidge Filing No. 2
- Candidate Open Space Land
- Parcels
- Streams
- Incorporated Areas

0.5 0.25 0 Miles

**Development  
Application  
Permit  
Review**



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

June 9, 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>	Retreat at TimberRidge Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-21-021	<b>Total Acreage:</b>	75.83
		<b>Total # of Dwelling Units:</b>	90
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	2.97
TimberRidge Development Group, LLC	Classic Consulting Engineers, LLC	<b>Regional Park Area:</b>	2
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	<b>Urban Park Area:</b>	2, 3
Colorado Springs, CO 80919	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	PUD
		<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.

**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 90 Dwelling Units = 1.746  
**Total Regional Park Acres: 1.746**

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 2, 3**

Neighborhood: 0.00375 Acres x 90 Dwelling Units = 0.34  
 Community: 0.00625 Acres x 90 Dwelling Units = 0.56  
**Total Urban Park Acres: 0.90**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 90 Dwelling Units = \$41,400  
**Total Regional Park Fees: \$41,400**

**Urban Park Area: 2, 3**

Neighborhood: \$114 / Dwelling Unit x 90 Dwelling Units = \$10,260  
 Community: \$176 / Dwelling Unit x 90 Dwelling Units = \$15,840  
**Total Urban Park Fees: \$26,100**

**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 Retreat at TimberRidge Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$41,400 and urban park fees in the amount of \$26,100.

Park Advisory Board Recommendation: **PAB Endorsed 06/09/2021**