

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 17, 2022

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

Subject: Haven Valley PUD Development Plan and Preliminary Plan, Final Comments, Review #2 (PUDSP-21-017)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Haven Valley PUD Development Plan and Preliminary Plan, Review #2, and has no additional comments of behalf of El Paso County Parks. Staff acknowledges the slight reduction in open space, from 1.82 acres to 1.7 acres. Useable open space remains above the 10% project threshold as required for PUD applications. Staff continues to encourage the applicant to work closely with Fountain Mutual Metropolitan District to develop active use play amenities in the small pocket park being proposed along the northeast boundary of the property, to include a multi-age playset, benches, and picnic areas.

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on July 14, 2021:

"This is a request for approval by NES on behalf of Midco Investments and Richmond Homes, for the Haven Valley PUD Development Plan and Preliminary Plan, consisting of 98 single-family residential lots on 11.76 acres. The majority of the property, approximately 11.44 acres is currently zoned PUD CAD-O (Planned Unit Development with commercial Airport District Overlay). The site is located south of the intersection of Cable Lane and Alturas Drive in the Security – Widefield neighborhood.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. A completed portion of the Grinnell Boulevard Secondary Regional Trail is located on the north side of Cable Lane opposite the proposed development. The Grinnell Boulevard Secondary Regional Trail alignment follows an irrigation ditch to the north and south of the project site. A small pocket park is located just to the south of the project site along Brant Road, and Windmill Mesa Park is 0.3 miles to the south of the project site along Bradley Road.

The surrounding neighborhood does not offer many recreation facilities beyond the pocket park along the Grinnell Boulevard Trail. Windmill Mesa Park is 0.3 miles to the southeast but is across Bradley Road which does not have any pedestrian crossing. Staff notes that the developer is providing a network of interconnected sidewalks through the subdivision. There is a curb ramp shown at the intersection of Cable Lane and Alturas Drive. The developer is encouraged to work with El Paso County Public Works on a pedestrian crossing at this intersection to make a connection to the existing Grinnell Boulevard Secondary Regional Trail on the north side of Cable Lane.

The El Paso County Land Development Code requires at least 10% open space dedication for subdivisions that are classified under PUD zoning. This PUD Development Plan and Preliminary Plan contains 1.82 acres of open space, or 15.4% of the total project area, dedicated as open space. This includes Tracts B,C,D,E along the perimeter of the project site as well as a centrally located walking path.



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.

Recommended Motion (PUD Development Plan and Preliminary Plan):

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 Haven Valley Final Planned Unit Development: require fees in lieu of land dedication for regional park purposes in the amount of \$45,080, and urban park fees in the amount of \$28,420.”

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

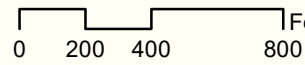
Sincerely,



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

Haven Valley Planned Unit Development

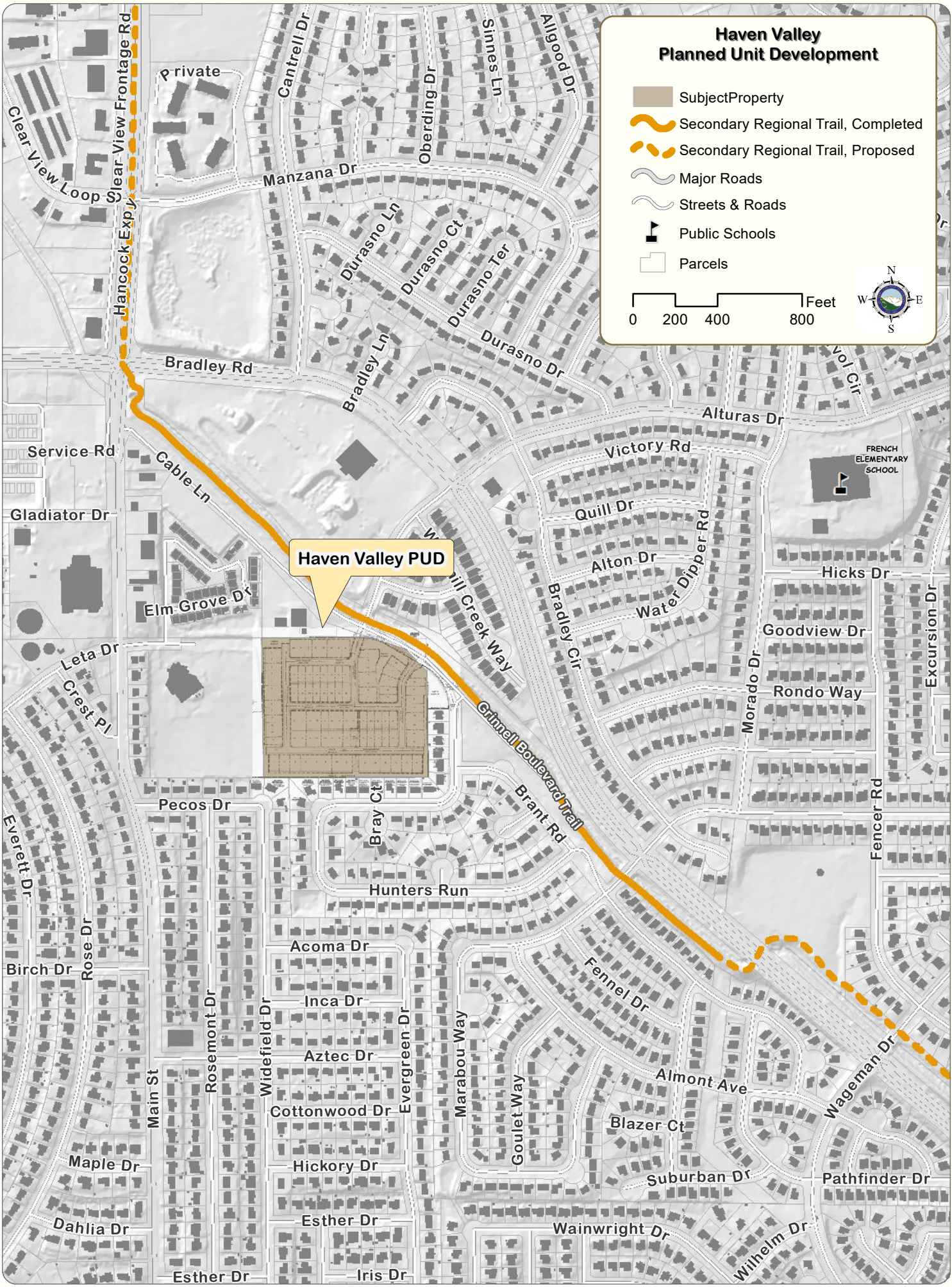
-  Subject Property
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Public Schools
-  Parcels



Haven Valley PUD



FRENCH
ELEMENTARY
SCHOOL



**Development
Application
Permit
Review**



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

July 14, 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.

Name:	Hidden Valley	Application Type:	PUD
PCD Reference #:	PUDSP-217	Total Acreage:	11.76
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	98
Midco Investments	Andrea Barlow	Dwelling Units Per 2.5 Acres:	20.83
PO Box 60069	NES	Regional Park Area:	4
Colorado Springs, CO 80960	619 North Cascade Ave. Suite 200	Urban Park Area:	4
	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	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

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

Regional Park Area: 4

0.0194 Acres x 98 Dwelling Units = 1.901

Total Regional Park Acres: 1.901

Urban Park Area: 4

Neighborhood:	0.00375 Acres x 98 Dwelling Units =	0.37
Community:	0.00625 Acres x 98 Dwelling Units =	0.61
Total Urban Park Acres:		0.98

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 98 Dwelling Units = \$45,080

Total Regional Park Fees: \$45,080

Urban Park Area: 4

Neighborhood:	\$114 / Dwelling Unit x 98 Dwelling Units =	\$11,172
Community:	\$176 / Dwelling Unit x 98 Dwelling Units =	\$17,248
Total Urban Park Fees:		\$28,420

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 Haven Valley Final Planned Unit Development: require fees in lieu of land dedication for regional park purposes in the amount of \$45,080, and urban park fees in the amount of \$28,420.

Park Advisory Board Recommendation:

PAB Endorsed 07-14-2021