

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Midtown at Hannah Ridge PUD Preliminary Plan  
Midtown at Hannah Ridge Filing No. 1 Final Plat  
Midtown at Hannah Ridge Filing No. 2 Final Plat

**Agenda Date:** May 8, 2019

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

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

#### Background Information:

Request for approval by Classic Consulting Engineers & Surveyors, LLC, on behalf of Feathergrass Investments, LLC, for Midtown at Hannah Ridge PUD Preliminary Plan and Filings No. 1 and 2 Final Plats. Filing No. 1 consists of 61 single-family residential lots on 9.12 acres, while Filing No. 2 consists of 28 lots on 3.26 acres, each with a minimum lot size of 2,086 square feet. The applicant refers to the lot sizes and layout as a "small lot community design." The property is located near the intersection of Constitution Avenue and Akers Drive.

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 proposed Marksheffel Road Bicycle Route is located approximately 0.75 mile east of the project sites. The City of Colorado Springs' Rock Island Trail is located immediately adjacent the westernmost boundary of the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located 1 mile to the southeast of the project site.

Each filing contains numerous open space tracts designated for general open space, drainage and stormwater retention, landscaping, or public utilities, as outlined in the general notes for each filing and the applicant's Letter of Intent. Filing No. 1 contains 3.96 acres (43%) of open space tracts, while the adjacent Filing No. 2 lists 1.05 acres (32%), with each filing exceeding the 10% PUD open space requirement. Furthermore, the Hannah Ridge at Feathergrass Preliminary Plan/PUD Development Plan, which was approved by the Board of County Commissioners in 2013, open space dedication totaled 11.80 acres, meeting the PUD minimum 10% open space land dedication requirement. These open space tracts include a 3.07-acre open space tract for wetlands, a 5.38-acre tract for a park site, and a 1.33-acre drainage corridor. A trail is proposed within the drainage corridor and park site to create connectivity between the open space parcels. The Development Plan also indicated a number of smaller open space tracts within the subdivision to provide connections to the aforementioned Rock Island Trail.

As no park land or trail easement dedications are necessary for these filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

**Recommended Motion (PUD Preliminary Plan):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge PUD Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$40,584 and urban park fees in the total amount of \$25,632 will be required at the time of the recording of the Final Plats. 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 final plat.

**Recommended Motion (Filing No. 1 Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$27,816 and urban park fees in the amount of \$17,568. 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 final plat.





**Recommended Motion (Filing No. 2 Final Plat):**

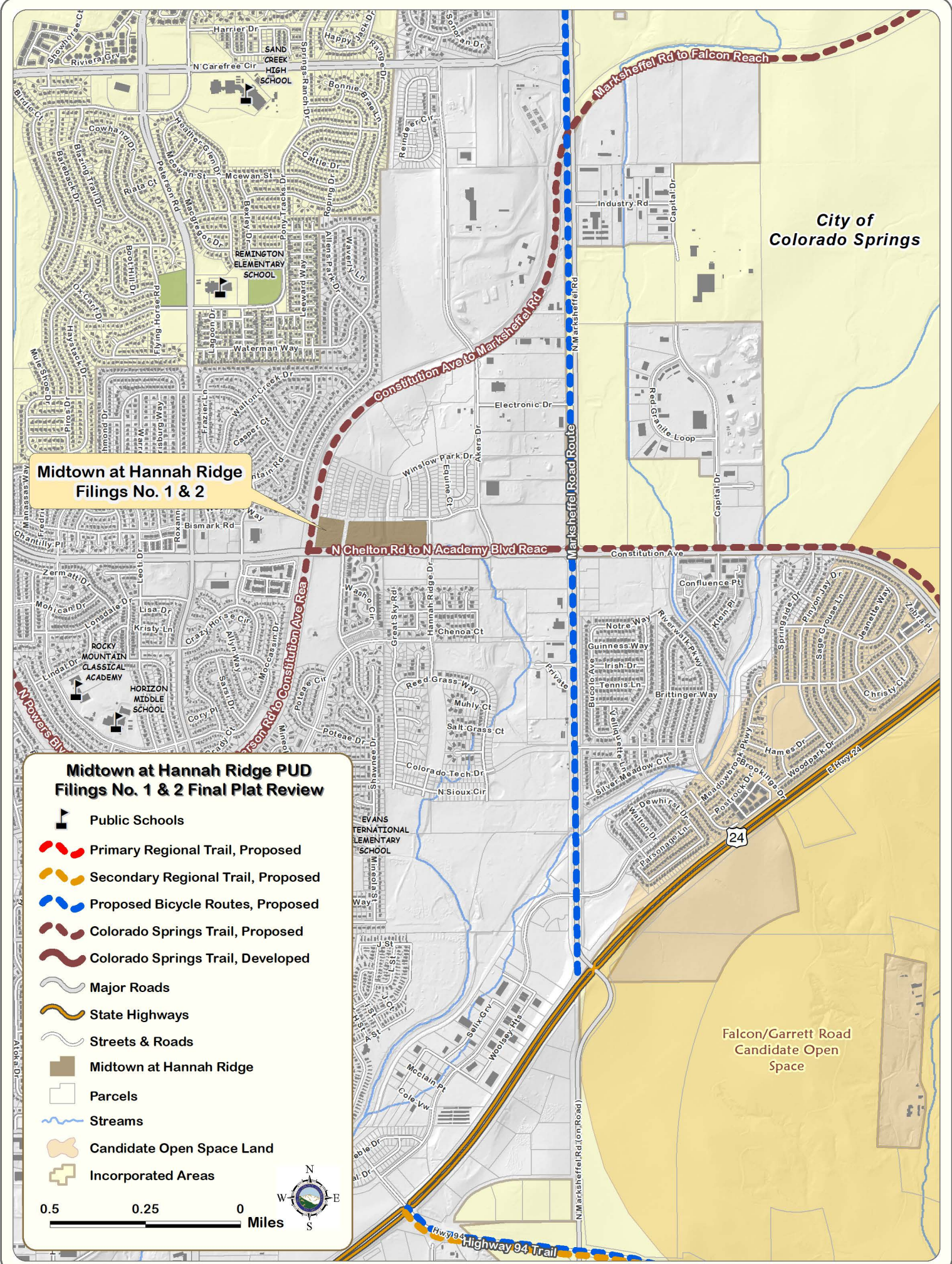
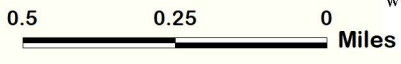
Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$12,768 and urban park fees in the amount of \$8,064. 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 final plat.

City of Colorado Springs

Midtown at Hannah Ridge Filings No. 1 & 2

**Midtown at Hannah Ridge PUD Filings No. 1 & 2 Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Trail, Developed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Midtown at Hannah Ridge
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



# Development Application Permit Review



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

May 8, 2019

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>	Midtown at Hannah Ridge PUD Preliminary Plan	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-19-004	<b>Total Acreage:</b>	12.38
		<b>Total # of Dwelling Units:</b>	89
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	17.97
Feathergrass Investment, LLC	Classic Consulting Engineers, LLC	<b>Regional Park Area:</b>	2
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	RM-30
		<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 89 Dwelling Units = 1.727  
**Total Regional Park Acres: 1.727**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 89 Dwelling Units = 0.33  
 Community: 0.00625 Acres x 89 Dwelling Units = 0.56  
**Total Urban Park Acres: 0.89**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$456 / Dwelling Unit x 89 Dwelling Units = \$40,584  
**Total Regional Park Fees: \$40,584**

**Urban Park Area: 3**

Neighborhood: \$113 / Dwelling Unit x 89 Dwelling Units = \$10,057  
 Community: \$175 / Dwelling Unit x 89 Dwelling Units = \$15,575  
**Total Urban Park Fees: \$25,632**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge PUD Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$40,584 and urban park fees in the total amount of \$25,632 will be required at the time of the recording of the Final Plats. 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 final plat.

Park Advisory Board Recommendation:

Endorsed 05/08/2019

**Development  
Application  
Permit  
Review**



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

**May 8, 2019**

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<b>Name:</b>	Midtown at Hannah Ridge Filing No. 1 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-19-007	<b>Total Acreage:</b>	9.12
		<b>Total # of Dwelling Units:</b>	61
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	16.72
Feathergrass Investment, LLC	Classic Consulting Engineers, LLC	<b>Regional Park Area:</b>	2
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	RM-30
		<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 61 Dwelling Units = 1.183  
**Total Regional Park Acres: 1.183**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 61 Dwelling Units = 0.23  
 Community: 0.00625 Acres x 61 Dwelling Units = 0.38  
**Total Urban Park Acres: 0.61**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$456 / Dwelling Unit x 61 Dwelling Units = \$27,816  
**Total Regional Park Fees: \$27,816**

**Urban Park Area: 3**

Neighborhood: \$113 / Dwelling Unit x 61 Dwelling Units = \$6,893  
 Community: \$175 / Dwelling Unit x 61 Dwelling Units = \$10,675  
**Total Urban Park Fees: \$17,568**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$27,816 and urban park fees in the amount of \$17,568. 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 final plat.

**Park Advisory Board Recommendation: Endorsed 05/08/2019**

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**COMMUNITY SERVICES DEPARTMENT**  
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**May 8, 2019**

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<b>Name:</b>	Midtown at Hannah Ridge Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-19-006	<b>Total Acreage:</b>	3.26
		<b>Total # of Dwelling Units:</b>	28
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	21.47
Feathergrass Investment, LLC	Classic Consulting Engineers, LLC	<b>Regional Park Area:</b>	2
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	RM-30
		<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 28 Dwelling Units = 0.543  
**Total Regional Park Acres: 0.543**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 28 Dwelling Units = 0.11  
 Community: 0.00625 Acres x 28 Dwelling Units = 0.18  
**Total Urban Park Acres: 0.28**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$456 / Dwelling Unit x 28 Dwelling Units = \$12,768  
**Total Regional Park Fees: \$12,768**

**Urban Park Area: 3**

Neighborhood: \$113 / Dwelling Unit x 28 Dwelling Units = \$3,164  
 Community: \$175 / Dwelling Unit x 28 Dwelling Units = \$4,900  
**Total Urban Park Fees: \$8,064**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$12,768 and urban park fees in the amount of \$8,064. 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 final plat.

**Park Advisory Board Recommendation:** **Endorsed 05/08/2019**