



**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

July 29, 2019

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

**Subject: Eldorado Springs Apartments Site Development Plan and Final Plat (PPR-19-032, SF-18-012)**

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the development applications for Eldorado Springs Apartments Site Development Plan and Final Plat, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on August 14, 2019.

The Eldorado Springs Apartments Site Development Plan and Final Plat consists of ten (10) multi-family residential buildings on 15.55 acres, totaling 236 residential apartment units. The property is located on Venetucci Boulevard west of the Broadmoor World Arena, and northwest of the intersection of Interstate 25 and Highway 85.

This application was originally presented to and endorsed by the Park Advisory Board on May 9, 2018. Under that application, Eldorado Springs Apartments Filing No. 1 Final Plat consisted of eight (8) multi-family residential buildings with 240 residential apartment units. Although the application case number remains the same, this latest application falls under a new site development plan and building configuration, fewer residential units, new ownership, and owner's representative. As such, this application is being considered and its subsequent park fees are being calculated as a new application.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed development. The proposed B Street Secondary Regional Trail is located approximately 0.50 mile south, while the "Mule Farm" extension of the Fountain Creek Regional Trail is located approximately 0.15 mile east of the project site, on the opposite side of Interstate 25. The Maxwell Street Trailhead and Stratmoor Valley Trailhead Park are located approximately 0.65 and 1.10 miles southeast of the property, respectively, along the Fountain Creek Regional Trail.

As the property is zoned RM-30 and RS-6000 for residential use, the 10% open space requirement is not applicable. The updated Site Development Plan shows a clubhouse and swimming pool included with the development, located near the property's primary northern entrance. While no

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playground was included in the previous application, a small playground is now shown near the southern portion of the development, thus offering additional recreational opportunities for children, while addressing previous endorsed recommendations.

As no park land or trail easement dedication is necessary, staff recommends fees in lieu of land for regional and urban park purposes.

**Recommended Motion:**

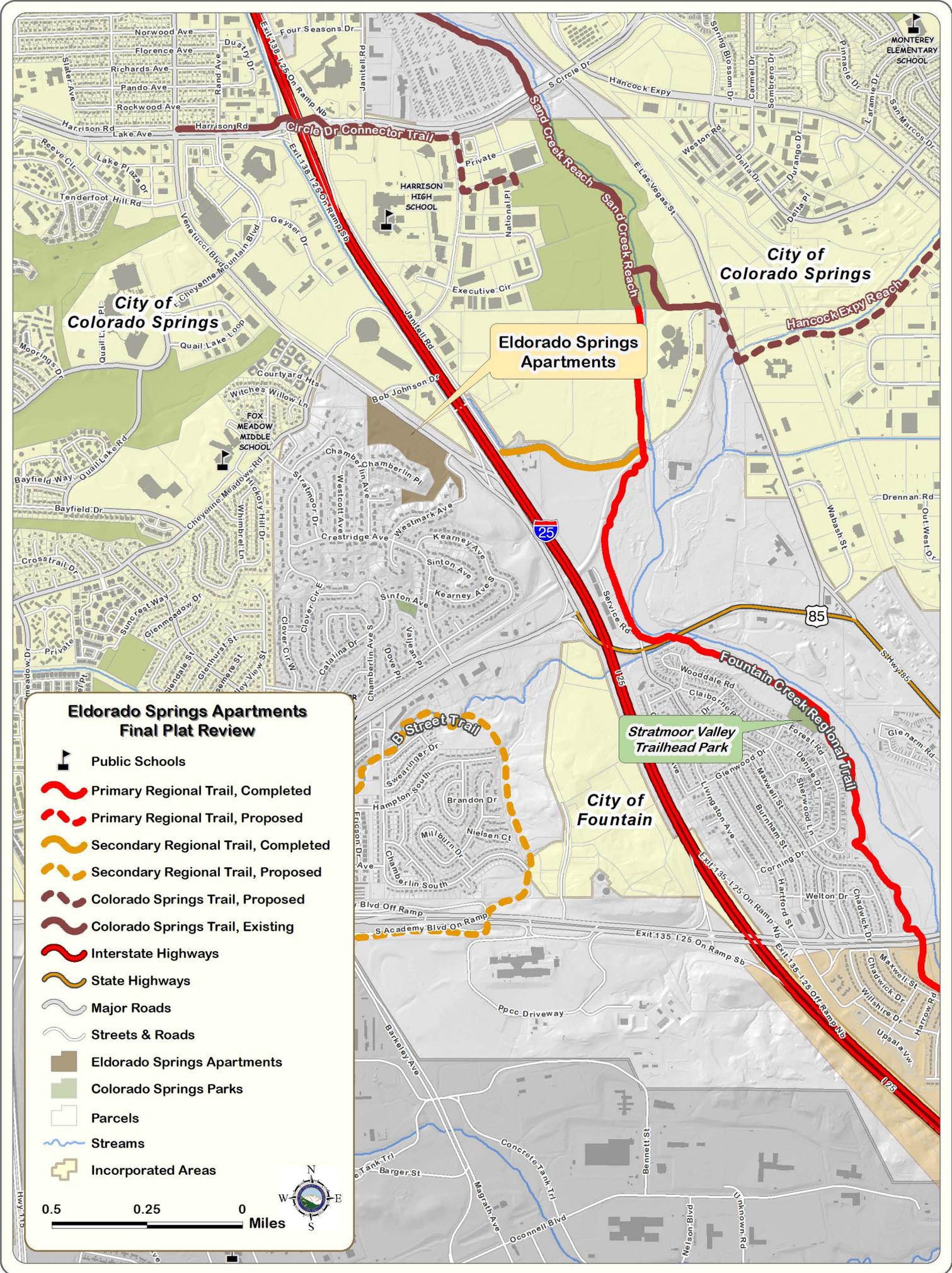
*“Recommend to the Planning Commission and Board of County Commissioners that approval of the Eldorado Springs Apartments Final Plat, include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$107,616 and urban park fees in the amount of \$67,968.”*

Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



**Eldorado Springs Apartments  
Final Plat Review**

**Eldorado Springs  
Apartments**

**Stratmoor Valley  
Trailhead Park**

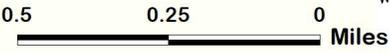
**City of  
Colorado Springs**

**City of  
Fountain**

**MONTEREY  
ELEMENTARY  
SCHOOL**

**HARRISON  
HIGH  
SCHOOL**

**FOX  
MEADOW  
MIDDLE  
SCHOOL**



# Development Application Permit Review



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

August 14, 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>	Eldorado Springs Apartments Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-18-012	<b>Total Acreage:</b>	15.55
		<b>Total # of Dwelling Units:</b>	236
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	37.94
Michael Winterfield	Altitude Land Consultants, Inc.	<b>Regional Park Area:</b>	3
5202 Ventura Drive	John Olson	<b>Urban Park Area:</b>	5
Fremont, NE 68025	2727 North Cascade, Suite 160	<b>Existing Zoning Code:</b>	RS-6000, RM-30
	Colorado Springs, CO 80907	<b>Proposed Zoning Code:</b>	RS-6000, RM-30

**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: 3**

0.0194 Acres x 236 Dwelling Units = 4.578  
**Total Regional Park Acres: 4.578**

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

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 236 Dwelling Units = 0.89  
 Community: 0.00625 Acres x 236 Dwelling Units = 1.48  
**Total Urban Park Acres: 2.36**

**FEE REQUIREMENTS**

**Regional Park Area: 3**

\$456 / Dwelling Unit x 236 Dwelling Units = \$107,616  
**Total Regional Park Fees: \$107,616**

**Urban Park Area: 5**

Neighborhood: \$113 / Dwelling Unit x 236 Dwelling Units = \$26,668  
 Community: \$175 / Dwelling Unit x 236 Dwelling Units = \$41,300  
**Total Urban Park Fees: \$67,968**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of the Eldorado Springs Apartments Final Plat, include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$107,616 and urban park fees in the amount of \$67,968.

**Park Advisory Board Recommendation:**