

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** El Dorado Springs Apartments Filing No. 1 Final Plat

**Agenda Date:** May 9, 2016

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

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

#### Background Information:

Request for approval by Class Consulting Engineers & Surveyors, LLC., on behalf of SOMCO, LLC., for the El Dorado Springs Apartments Filing No. 1 Final Plat, for the development of eight (8) multi-family residential buildings on 15.46 acres, consisting of 240 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.

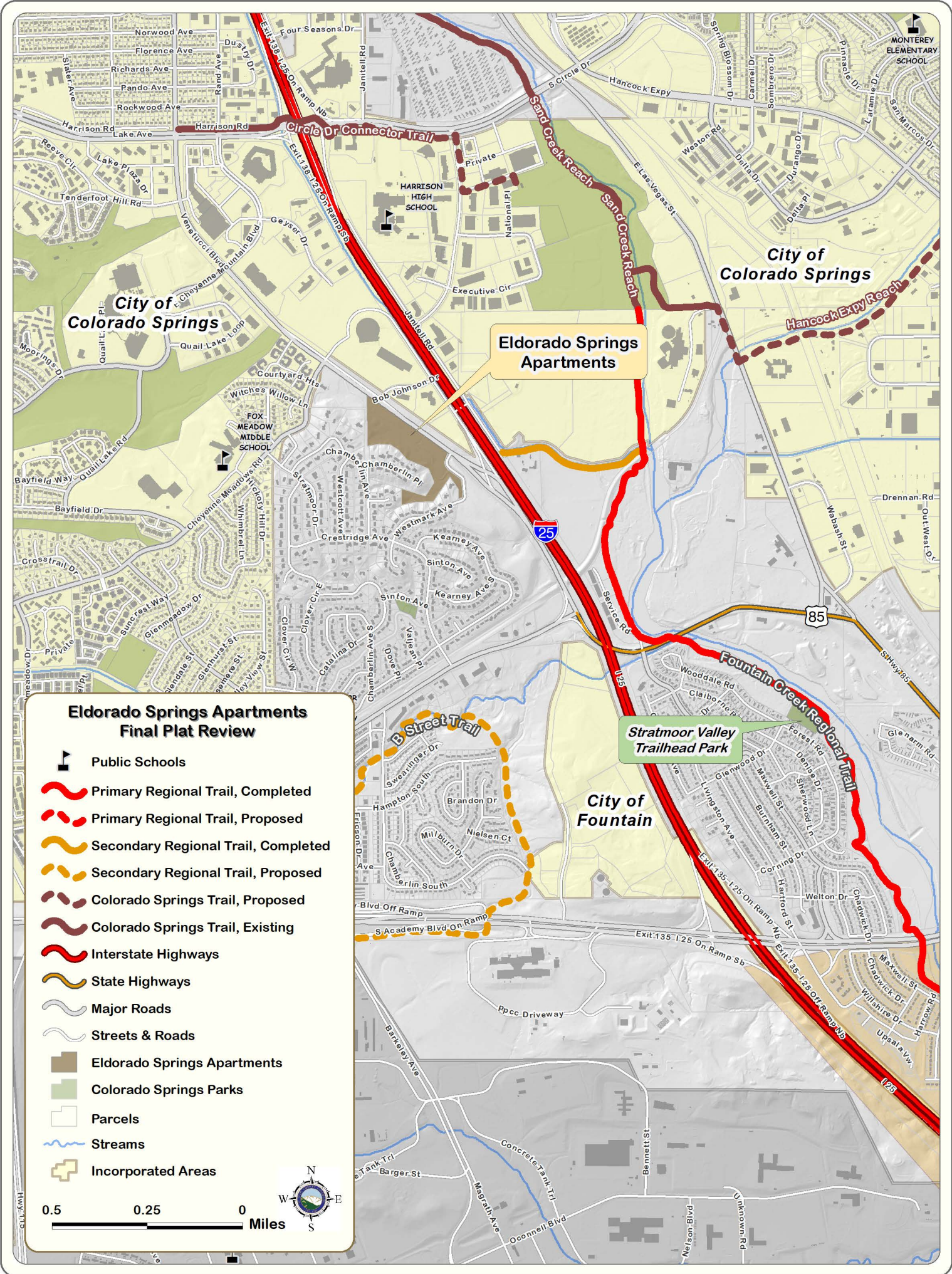
The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed development. The proposed B Street Secondary Regional Trail is located approximately 0.50 mile south, while the "Mule Farm" extension of the Fountain Creek Regional Trail is located 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, open space dedication is not required. However, the applicant's letter of intent states that the community will include a clubhouse and recreation center, while the original 2011 final plat drawings also show a swimming pool. No playground is shown on the original plan, nor mentioned in the letter of intent.

As no park land or trail easement dedication is necessary, staff recommends fees in lieu of land for regional and urban park purposes, but also recommends the owner install a small playground near the proposed clubhouse and recreation center as a means to offer additional recreational opportunities for children.

#### Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the El Dorado Springs Apartments Filing No. 1 Final Plat, include the following conditions: (1) recommend the installation of a small playground preferably near the proposed clubhouse and recreation center, and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$103,200 and urban park fees in the amount of \$65,280.



**Eldorado Springs Apartments  
Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Trail, Existing
-  Interstate Highways
-  State Highways
-  Major Roads
-  Streets & Roads
-  Eldorado Springs Apartments
-  Colorado Springs Parks
-  Parcels
-  Streams
-  Incorporated Areas



# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

May 9, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	El Dorado Springs Apartments Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-012	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	15.46
SOMCO, LLC.	Classic Consulting Engineers, LLC	Total # of Dwelling Units	240
Shawn McKee	Kyle Campbell	Gross Density:	15.52
802 Cheyenne Boulevard	619 North Cascade Avenue	Park Region:	3
Colorado Springs, CO 80905	Colorado Springs, CO 80903	Urban Area:	5

Existing Zoning Code: **RM-30, RS-6000** Proposed Zoning: **RM-30, RS-6000**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

**LAND REQUIREMENTS**

Urban Density:  (2.5 units or greater / 1 acre)

Regional Parks: **3**  
**0.0194 Acres x 240 Dwelling Units = 4.656 acres**

Urban Parks Area:	<b>5</b>
Neighborhood:	<b>0.00375 Acres x 240 Dwelling Units = 0.90 acres</b>
Community:	<b>0.00625 Acres x 240 Dwelling Units = 1.50 acres</b>
Total:	<b>2.40 acres</b>

**FEE REQUIREMENTS**

Regional Parks: **3**  
**\$430.00 / Unit x 240 Dwelling Units = \$103,200.00**

Urban Parks Area:	<b>5</b>
Neighborhood:	<b>\$107.00 / Unit x 240 Dwelling Units = \$25,680.00</b>
Community:	<b>\$165.00 / Unit x 240 Dwelling Units = \$39,600.00</b>
Total:	<b>\$65,280.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners that approval of the El Dorado Springs Apartments Filing No. 1 Final Plat include the following conditions: (1) recommend the installation of a small playground preferably near the proposed clubhouse and recreation center, and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$103,200 and urban park fees in the amount of \$65,280.**

Park Advisory Board Recommendation:  
**Endorsed 05/09/2018**