EL PASO COUNTY
COLORADO

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COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 18, 2021

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

Subject: Winsome Filing No. 2 Final Plat (SF-2115)

John,

The Planning Division of the Community Services Department has reviewed the Winsome Filing No. 2 Final Plat application and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board on April 14, 2021:

This is a request by NES, Inc. on behalf of Winsome, LLC, for approval of Winsome Filing No. 2 Final Plat. Winsome Filing No.2 is located northwest of the intersection of Meridian Road and Hodgen Road approximately 8 miles north of Falcon, CO. The final plat is comprised of 61 residential lots, 1 commercial lot, and 2 tracts on 254 acres. Winsome Filing No. 2 is part of the 766-acre Winsome subdivision (formerly McCune Ranch). The residential lots were re-zoned to RR 2.5 in July of 2019. Filing 2 also includes the 7.9-acre lot that was rezoned to CC in July 2019.

The overall Winsome subdivision proposes 151-acres as open space to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands and to preserve existing vegetation. This open space will also provide recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points. Within Filing 2, tract B provides 6.86 acres of open space containing trails, trail signage, a community fire pit, and filing 1 drainage facilities.

The 2013 El Paso County Parks Master Plan shows two proposed regional trails adjacent to the project. The proposed Hodgen Road Bicycle Route runs east and west along Hodgen Road on the south edge of the project. The proposed North Meridian Road Bicycle Route runs north and south along the east edge of the project. These proposed bicycle routes will not be impacted by the project because they will be in the public right of way. It should also be noted that Winsome Filing No.2 is mostly within the Black Forest North Candidate Open Space Area.

As no park land or trail dedication is necessary, staff recommends fees in lieu of land for regional park purposes in the amount of $28,060. 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 forthcoming final plat(s).

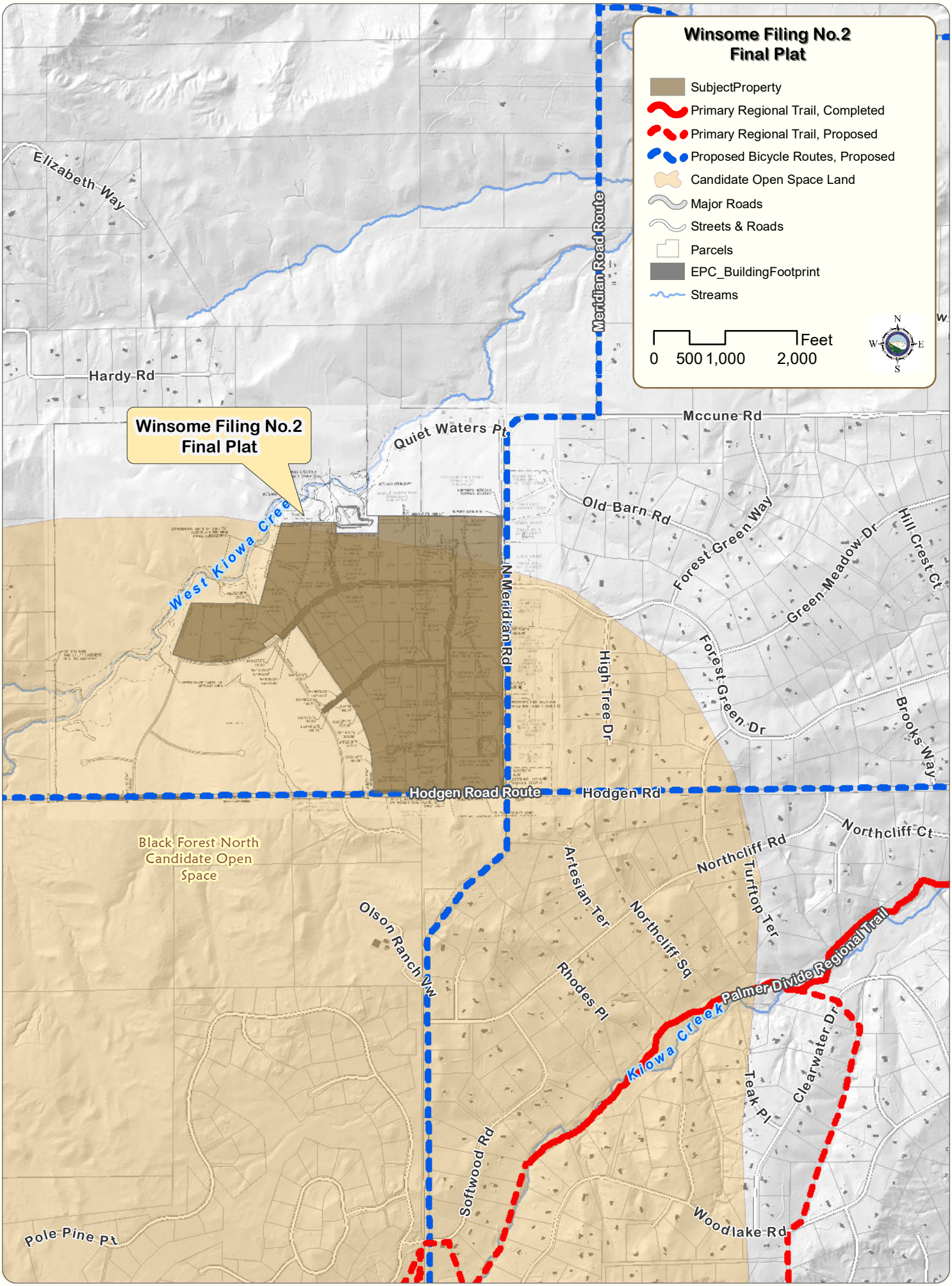
Recommended Motion: (Filing No. 14 Final Plat)

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 Winsome Filing No. 2 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of $28,060. A Park Lands Agreement may be an acceptable alternative to regional park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

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

Sincerely,

Greg Stachon
Landscape Architect
Park Operations Division
Community Services Department
GregStachon@elpasoco.com


Winsome Filing No.2
Final Plat
SubjectProperty
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Candidate Open Space Land
Major Roads
Streets & Roads
Parcels
EPC_BuildingFootprint
Streams
0 500 1,000 2,000 Feet
N
S
E
W
Winsome Filing No.2
Final Plat
Elizabeth Way
Hardy Rd
Meridian Road Route
Mccune Rd
Quiet Waters Pt
West Kiowa Creek
Old Barn Rd
Forest Green Way
Green Meadow Dr
Hill Crest Ct
N Meridian Rd
High Tree Dr
Forest Green Dr
Brooks Way
Hodgen Road Route
Hodgen Rd
Black Forest North
Candidate Open
Space
Northcliff Ct
Northcliff Rd
Artesian Ter
Turftop Ter
Olson Ranch Vw
Northcliff Sq
Rhodes Pl
Palmer Divide Regional Trail
Kiowa Creek
Clearwater Dr
Teak Pl
Softwood Rd
Woodlake Rd
Pole Pine Pt

Development Application Permit Review

EL PASO COUNTY

COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

April 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:	Winsome Filing No. 2	**Application Type:**	Final Plat
PCD Reference #:	SF-2115	**Total Acreage:**	254.58
		Total # of Dwelling Units:	61
Applicant / Owner:	**Owner's Representative:**	**Dwelling Units Per 2.5 Acres:**	0.60
	Andrea Barlow	**Regional Park Area:**	2
Winsome LLC	NES	**Urban Park Area:**	3
1864 Woodmoor Dr. Ste. 100	619 North Cascade, Ste. 200	**Existing Zoning Code:**	RR2.5, RR-5
Monument, CO 80132	Colorado Springs, CO 80903	**Proposed Zoning Code:**	RR-2.5, RR-5

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): **NO**

Urban Park Area: 3

Neighborhood:	0.00375 Acres x 61 Dwelling Units =	0.00
Community:	0.00625 Acres x 61 Dwelling Units =	0.00
	Total Urban Park Acres:	**0.00**

FEE REQUIREMENTS

Regional Park Area: 2

$460 / Dwelling Unit x 61 Dwelling Units =	$28,060
Total Regional Park Fees:	**$28,060**

Urban Park Area: 3

Neighborhood:	$114 / Dwelling Unit x 61 Dwelling Units =	$0
Community:	$176 / Dwelling Unit x 61 Dwelling Units =	$0
	Total Urban Park Fees:	**$0**

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 Winsome Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of $28,060.**

Park Advisory Board Recommendation: