

COMMUNITY SERVICES DEPARTMENT

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

July 1, 2021

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

Subject: Mayberry Phase 1 PUDSP 219

Ryan,

The Planning Division of the Community Services Department has reviewed the development application for Mayberry Phase I PUDSP and is providing the following final comments on behalf of El Paso County Parks.

This is a request by NES on behalf of Mayberry Communities LLC to amend the Ellicott Town Center Phase I PUD. The amendment revises the lot configuration but does not change the overall count or density of residential lots.

Mayberry, originally known as 'Ellicott Town Center' is located southwest of the intersection of Highway 94 and S. Log Road, west of Ellicott in El Paso County, Colorado. The Mayberry, Colorado Springs Masterplan contains approximately 630 acres of which 559 acres are planned for residential development, 61 acres are planned for an industrial park along State Highway 94, and 10 acres are planned for a commercial Town Center within the Project.

This application is phase 1 which comprises of 71.39 acres and is zoned PUD. The proposed Amendment area is part of the Approved Ellicott Town Center Sketch Plan and Overall PUD. The Amended PUD Development/Preliminary Plan for Mayberry consists of residential 240 lots.

The proposal for the Amendment of the past Ellicott Town Center, now Mayberry Phase 1 is consistent with past approvals in regards to density and lots. The amendment is keeping with the past 240-unit residential single-family lots and looks to only revise the past alley loaded lots with conventional lots. General road alignments and past approved street classifications and associated sections are to remain unchanged.



Mayberry Phase 1 includes open space tracts approximately 8.5 acres in size including trail connections to the proposed trail and open space provisions within the Phase 1 development. The proposed Open Space dedication for the project of 8.5 acres achieves a 12% dedication exceeding the 10% requirement as noted in the Land Development Code.

The 2013 El Paso County Parks Master Plan shows the Proposed Highway 94 Secondary Regional Trail running along the north edge of the proposed development along Highway 94. The proposed Highway 94 Bicycle Route also runs along the north edge of the development, but this route would not be impacted by the development because it is in the public right of way. The property is not located within any candidate open space land.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

It should be noted, a park land agreement is an acceptable alternative in lieu of park fees provided the agreement is approved by the County, and executed prior to recording the final plat. However, in the absence of an approved park land agreement, all open space tracts, parks and trails shall be the responsibility of the Metro Districts, and not the County with the exception of the 25-ft wide Highway 94 Secondary Regional Trail easement.

Staff Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Phase I PUD Final Plat: (1) fees in lieu of land dedication for urban park purposes in the amount of \$69,600 and regional park fees in the amount of \$110,400 will be required at time of the recording of this Final Plat. 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 of this Final Plat. (2) provide a 25-foot public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

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

Sincerely,

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

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

July 1, 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:	Mayberry Phase 1 PUD	Application Type:	PUD / Prelim. Plan
PCD Reference #:	PUDSP 219	Total Acreage:	71.39
		Total # of Dwelling Units:	240
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.40
		Regional Park Area:	4
Mayberry Communities LLC	NES	Urban Park Area:	5
3296 Divine Heights #207	619 Cascade Ave Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80902	Colorado Springs, CO 80922	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

Regional Park Area: 4

0.0194 Acres x 240 Dwelling Units = 4.656
Total Regional Park Acres: 4.656

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

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 240 Dwelling Units = 0.90
 Community: 0.00625 Acres x 240 Dwelling Units = 1.50
Total Urban Park Acres: 2.40

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 240 Dwelling Units = \$110,400
Total Regional Park Fees: \$110,400

Urban Park Area: 5

Neighborhood: \$114 / Dwelling Unit x 240 Dwelling Units = \$27,360
 Community: \$176 / Dwelling Unit x 240 Dwelling Units = \$42,240
Total Urban Park Fees: \$69,600

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Phase I PUD Final Plat: (1) fees in lieu of land dedication for urban park purposes in the amount of \$69,600 and regional park fees in the amount of \$110,400 will be required at time of the recording of this Final Plat. 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 of this Final Plat. (2) provide a 25-foot public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Park Advisory Board Recommendation:

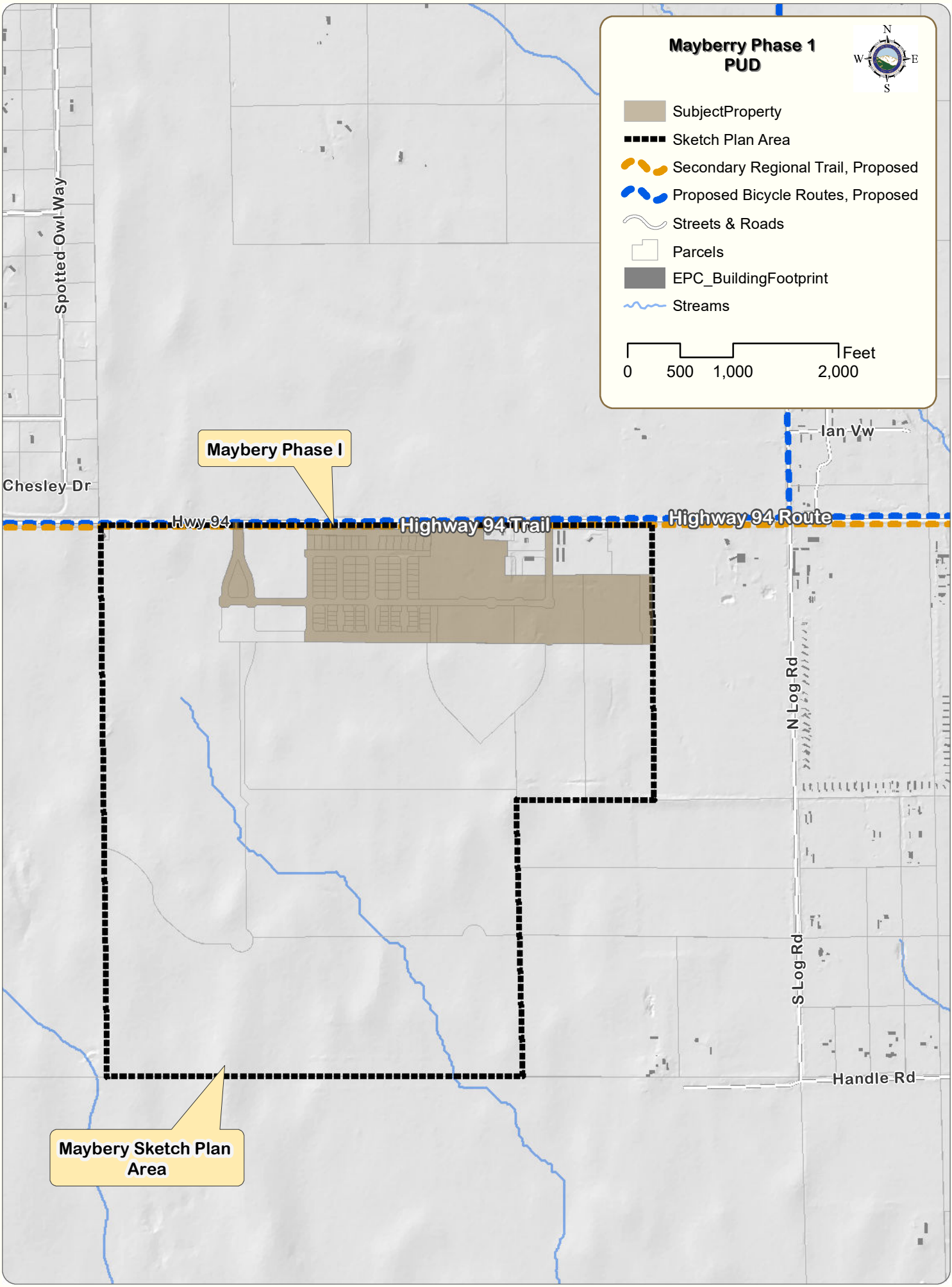
N/A

Mayberry Phase 1 PUD



- SubjectProperty
- Sketch Plan Area
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Mayberry Phase I

Mayberry Sketch Plan Area

Spotted Owl Way

Chesley Dr

Hwy 94

Highway 94 Trail

Highway 94 Route

Ian Vw

N Log Rd

S Log Rd

Handle Rd