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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

April 4, 2019

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

**Subject: The Gardens at North Carefree Filing No. 1 Final Plat (SF-19-005)
The Gardens at North Carefree Metropolitan District (ID-19-001)**

Hello Nina,

The Planning Division of the Community Services Department has reviewed The Gardens at North Carefree Filing No. 1 Final Plat and Metropolitan District application, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board April 10, 2019.

These applications are a request by Stantec on behalf of Mule Deer Investments, LLC, for approval of the Gardens at North Carefree Filing No. 1 Final Plat. An application for the creation of The Gardens at North Carefree Metropolitan District is being processed concurrently. The proposed subdivision is currently zoned as a Planned Unit Development (PUD), and is located at the intersection of North Carefree Circle and Akers Drive, west of Marksheffel Road. The proposed 11.64-acre development will include 71 single-family residential lots, with a minimum lot size of 3,150 square feet.

The 2013 El Paso County Parks Master Plan shows no impact to regional trails, parks, or open space. The proposed Marksheffel Road Bicycle Route and the City of Colorado Springs' proposed extension of the Rock Island Trail are both located approximately 0.25 mile east of the project. The project is not located within Candidate Open Space Lands.

The open space dedication proposed within The Gardens at North Carefree comprises 1.31 acres within various tracts, or 11% of the subdivision, and therefore exceeds the required open space dedication of 10%. However, the open space is comprised primarily of noncontiguous landscape tracts and buffers to surrounding properties, with no readily available recreational opportunities for residents and their guests, with 0.10-acre Tract D providing a sidewalk connection between the east and west halves of the development. The closest neighborhood parks, Remington Park and High Meadows Park, and both located approximately 0.75 mile from the project site, with no direct street or trail access.

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In September 2018, the Park Advisory Board endorsed The Gardens at North Carefree PUD Preliminary Plan with the following recommendations:

“Recommend to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree PUD / Preliminary Plan include the following conditions: (1) strongly recommend the establishment of a centrally-located neighborhood park to allow for outdoor recreational opportunities, and (2) fees in lieu of land dedication for regional park purposes in the amount of \$30,530 and urban park fees in the amount of \$19,312 will be required at time of the recording of the 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 the final plat.”

Soon after the Park Advisory Board endorsement, the applicant’s then-representative, NES Inc., and Parks staff discussed the recommended motion, and came to a mutual agreement that a neighborhood pocket park would not be a part of the Final Plat, due in part to the necessary reduction in residential lots should a park area be developed. Parks staff also acknowledges and confirms the applicant’s revised calculation of open space tracts within the development, as outlined in the Letter of Intent and Subdivision Summary Form, however staff remains concerned that those tracts are neither contiguous or useable, beyond their designed use as pedestrian corridors.

As no trail easements dedications are necessary for this filing, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication, to be paid at time of the recording of this Final Plat. Park fees have been updated since the endorsement of the PUD Preliminary Plan to reflect 2019 regional and urban park fees.

Recommended Motion (Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$32,376 and urban park fees in the amount of \$20,448.

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

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
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City of Colorado Springs

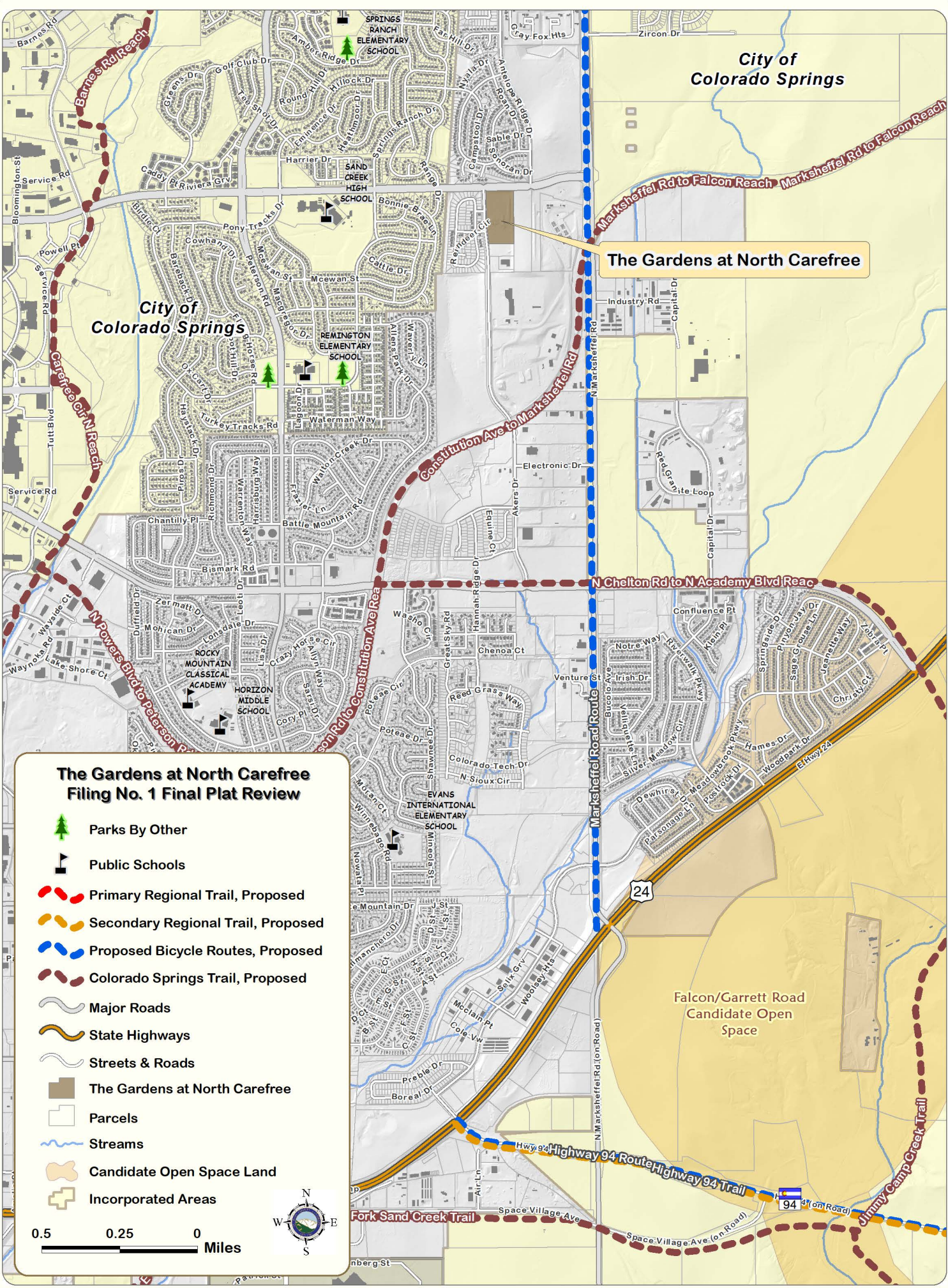
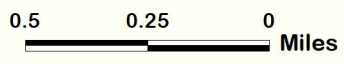
City of Colorado Springs

The Gardens at North Carefree

Falcon/Garrett Road Candidate Open Space

The Gardens at North Carefree Filing No. 1 Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  The Gardens at North Carefree
-  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

April 10, 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.

Name:	The Gardens at North Carefree Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-005	Total Acreage:	11.56
		Total # of Dwelling Units:	71
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	15.35
Mule Deer Investments, LLC	Stantec	Regional Park Area:	2
31 North Tejon Street	5725 Mark Dabling Boulevard	Urban Park Area:	3
Suite 502	Suite 190	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80919	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: 2

0.0194 Acres x 71 Dwelling Units = 1.377
Total Regional Park Acres: 1.377

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 71 Dwelling Units = 0.27
 Community: 0.00625 Acres x 71 Dwelling Units = 0.44
Total Urban Park Acres: 0.71

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 71 Dwelling Units = \$32,376
Total Regional Park Fees: \$32,376

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 71 Dwelling Units = \$8,023
 Community: \$175 / Dwelling Unit x 71 Dwelling Units = \$12,425
Total Urban Park Fees: \$20,448

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$32,376 and urban park fees in the amount of \$20,448.

Park Advisory Board Recommendation: