



**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

March 30, 2018

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

**Subject: Rolling Ridge Estates Preliminary Plan, Residential Rezone, Commercial PUD (SP-18-001, P-18-001, PUD-18-003)**

Hello Raimere,

The Planning Division of the Community Services Department has reviewed the development applications for Rolling Ridge Estates Preliminary Plan, Residential Rezone, and Commercial PUD and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on April 11, 2018.

Rolling Ridge Estates is a 16 residential lot Preliminary Plan totaling 48.84 acres, with a minimum lot size of 2.50 acres. A rezone from RR-5 to RR-2.5 is being processed concurrently for the residential lots, while a rezone from RR-5 to PUD is being processed for an additional 8.17 acres, designated as future commercial property. The property is located immediately southwest of the intersection of State Highway 83 and Hodgen Road, and is located within the Tri-Lakes Comprehensive Plan area.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. An existing section of the Fox Run Primary Regional Trail is located on the north side of Hodgen Road, while the proposed Hodgen Road and Highway 83 Bicycle Routes are both located immediately adjacent the property, on the north and east boundaries, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary in those locations; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. This applies to the residential portion of the Preliminary Plan. However, the commercial PUD portion contains 43% open space, far exceeding the 10% open space requirement, and is comprised of drainage retention, dedicated transportation right-of-ways, and landscaped open spaces.

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As no additional trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes for the 16 residential lots. The remaining commercial lots will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

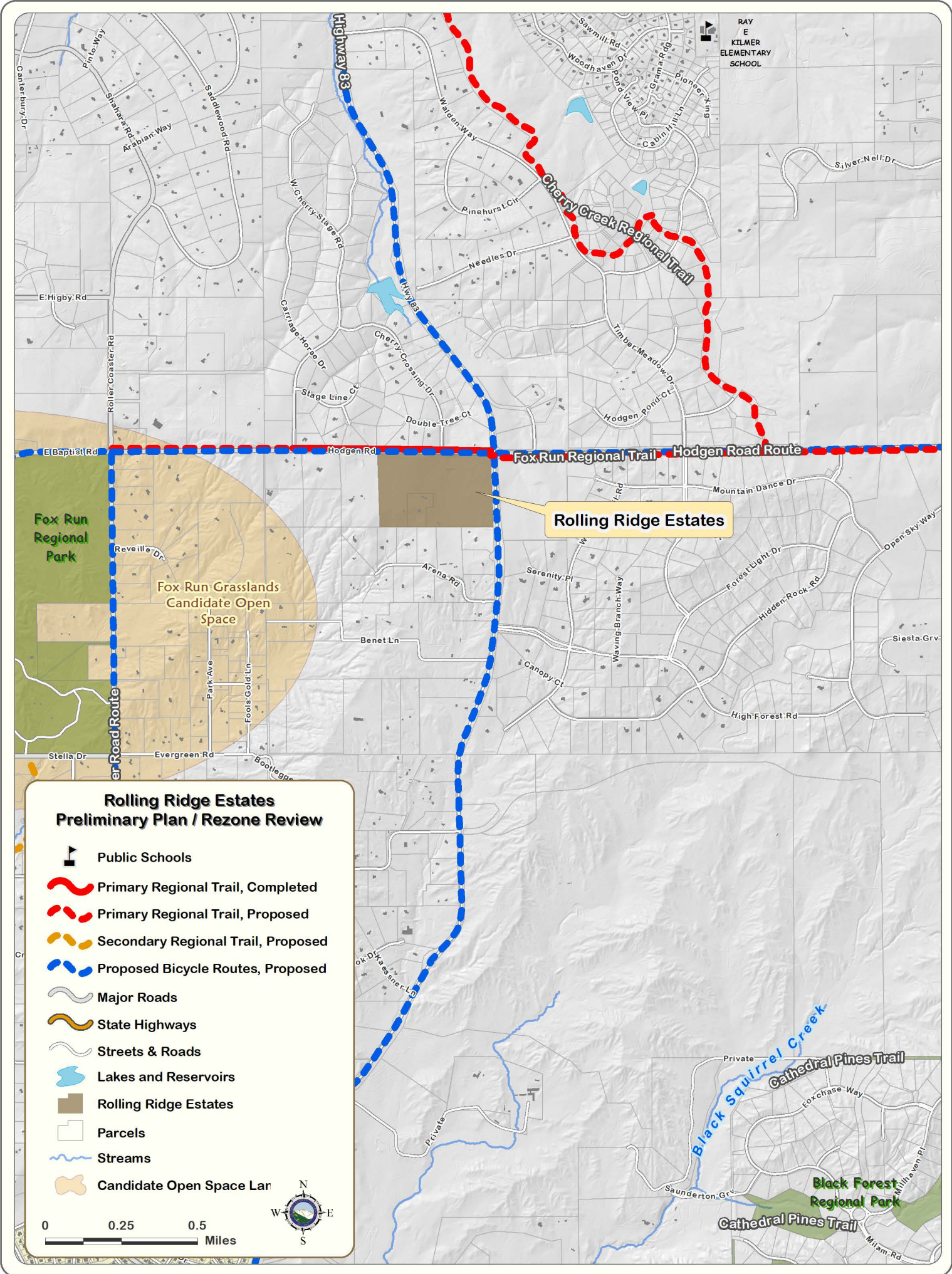
**\*Recommended Motion (Preliminary Plan):**

*“Recommend to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$6,880 will be required at time of the recording of the Final Plat.”*

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

Sincerely,














Ross A. Williams  
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Community Services Department  
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RAY  
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KILMER  
ELEMENTARY  
SCHOOL

Rolling Ridge Estates

**Rolling Ridge Estates  
Preliminary Plan / Rezone Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes and Reservoirs
-  Rolling Ridge Estates
-  Parcels
-  Streams
-  Candidate Open Space Lar





# Development Application Permit Review



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

April 11, 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:	Rolling Ridge Estates Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-18-001	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	48.84
TC&C, LLC.	Land Resource Associates	Total # of Dwelling Units	16
Carl Turse	David Jones	Gross Density:	0.33
17572 Colonial Park Drive	9736 Mountain Road	Park Region:	2
Monument, CO 80132	Chipita Park, CO 80809	Urban Area:	1

Existing Zoning Code: **RR-5**                      Proposed Zoning: **RR-2.5**

**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:            2	Urban Parks Area:	1	
0.0194 Acres x 16 Dwelling Units = 0.310 acres	Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00 acres
	Community:	0.00625 Acres x 0 Dwelling Units =	0.00 acres
	Total:		0.00 acres

**FEE REQUIREMENTS**

Regional Parks:            2	Urban Parks Area:	1	
\$430.00 / Unit x 16 Dwelling Units= \$6,880.00	Neighborhood:	\$107.00 / Unit x 0 Dwelling Units =	\$0.00
	Community:	\$165.00 / Unit x 0 Dwelling Units =	\$0.00
	Total:		\$0.00

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Preliminary Plan include the following conditions: fees in lieu of land dedication for regional park purposes in the amount of \$6,880 will be required at time of the recording of the Final Plat.

Park Advisory Board Recommendation: