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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 19, 2020

Gabe Sevigny
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: The Reserve at Corral Bluffs Filing No.3 (SF-207)

Hello Gabe,

The Community Services Department has reviewed The Reserve at Corral Bluffs Filing No.3 and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on April 8, 2020.

Request for approval by Land Resources Associates on behalf of Corral Ranches Development Company, for The Reserve at Corral Bluffs Filing No. 3 Final Plat. This Final Plat consists of 6 residential lots totaling 59.95 acres with a minimum lot size of 5 acres and a 25.6 acre tract to be held for future Filing No.4. The property is located southeast of the intersection of Blaney Road and Meridian Road, within the bounds of the Highway 94 Comprehensive Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Jimmy Camp Creek Primary Regional Trail is located approximately 0.65 miles south of the project site, entering the City of Colorado Springs' Corral Bluffs Open Space from the east. Corral Bluffs Open Space is located immediately south of the project site, and the City's 2014 Parks Master Plan shows a proposed trail alignment through the open space, making a connection to the aforementioned Jimmy Camp Creek Trail. The Open Space Master Plan of the Parks Master Plan shows the Corral Bluffs Candidate Open Space intersecting the lower part of the project site.

As no trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes.



Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of The Reserve at Corral Bluffs Filing No. 3 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,802. The Park Advisory Board recognizes that Corral Bluffs is a highly sensitive area and recommends that the developer work with the City of Colorado Springs to minimize impacts to the adjacent Corral Bluffs Open Space.

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

April 8, 2020

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:	Corral Bluffs Filing No.3	Application Type:	Final Plat
PCD Reference #:	SF-207	Total Acreage:	59.95
		Total # of Dwelling Units:	6
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.25
Corral Ranches Development Co.	Land Resource Associates	Regional Park Area:	4
Howard Kunstle	David Jones	Urban Park Area:	3
1830 Coyote Point Dr.	9736 Mountain Rd.	Existing Zoning Code:	RR-5
Colorado Springs, CO 80904	Chipita Park, CO 80809	Proposed Zoning Code:	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: 4

0.0194 Acres x 6 Dwelling Units = 0.116
Total Regional Park Acres: 0.116

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 6 Dwelling Units = 0.00
 Community: 0.00625 Acres x 6 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$467 / Dwelling Unit x 6 Dwelling Units = \$2,802
Total Regional Park Fees: \$2,802

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 6 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 6 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Corral Bluffs Filing No. 3 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$2,802.

Park Advisory Board Recommendation: PAB Endorsed 04-08-2020