



**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

January 29, 2019

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

**Subject: Timber Ridge West Minor Subdivision (MS-19-001)**

Hello Kari,

The Planning Division of the Community Services Department has reviewed the development application for the Timber Ridge West Minor Subdivision, and is providing the following final comments on behalf of El Paso County Parks:

Timber Ridge West Minor Subdivision consists of 2 residential lots and 1 29-acre tract on 36.01 acres, with a minimum lot size of 3.19 acres. Timber Ridge West is shown as Tract A, Phase A and E on the Retreat at TimberRidge PUD Development Plan, and Phase 2 on the subsequent Preliminary Plan. The property is located along Vollmer Road, immediately west of its intersection with Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows alternate routes of the Sand Creek Primary Regional Trail and Arroyo Lane Primary Regional Trail directly impacted by the project. The proposed Arroyo Lane Primary Regional Trail traverses east-west immediately north of the two residential lots, while the alternate Sand Creek Primary Regional Trail alignment runs north-south along the western boundary of the subdivision. Furthermore, the proposed Vollmer Road Bicycle Route runs north/south adjacent to the western property boundary.

While Timber Ridge West Minor Subdivision shows 29 acres of open space, previously dedicated on the PUD Preliminary Plan to 5-acre future residential lots, the Retreat at TimberRidge PUD Development Plan, endorsed by the Park Advisory Board in January 2018 and approved by the El Paso County Board of County Commissioners in March 2108, shows 26.32 acres of open space, while the Retreat at TimberRidge Preliminary Plan, endorsed by the Park Advisory Board in May 2018, shows 27.58 acres of open space. Both of these plans meet the Land Development Code's 10% open space requirement. In addition, both plans properly display the Arroyo Lane and Sand Creek Primary Regional Trail corridors, and both trail corridors conform to the El Paso County Parks Master Plan and Trails Master Plan.

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The PUD Development Plan and Preliminary Plan show 25-foot trail buffers along Sand Creek and Arroyo Lane. Parks staff has previously recommended that all forthcoming final plats show 25-foot trail easements along the Sand Creek drainage, as well as the 25-foot trail easement along Arroyo Lane, and shall dedicate these 25-foot wide regional trail easements to the County for the County's construction and maintenance of public multi-use trails on forthcoming final plats. Because of the existence of these trail easements along the Sand Creek Corridor, with connecting easements along Arroyo Lane, the alternative Sand Creek and Arroyo Lane Regional Trail alignments impacted by Timber Ridge West are no longer necessary to facilitate regional trail connections to Black Forest Section 16 and the Pinerias Open Space further to the north. Therefore, no trail easement or park land dedications are required, and staff recommends regional park fees in lieu of land dedication for regional park purposes, as outlined on the attached Subdivision Review Form.

The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

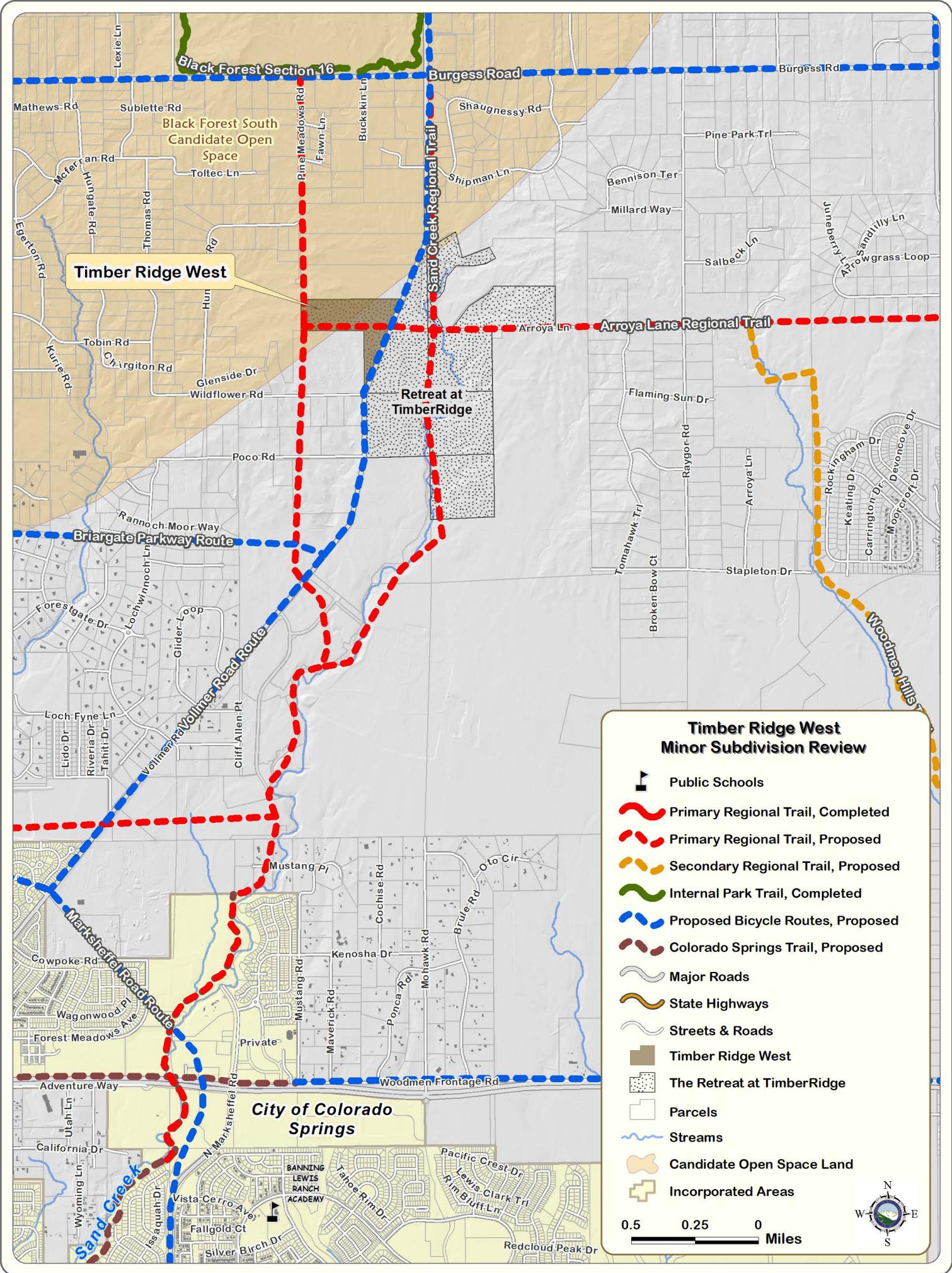
**Recommendation:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Timber Ridge West Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$912.

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

Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



**Timber Ridge West**

**Retreat at Timber Ridge**

**Timber Ridge West  
Minor Subdivision Review**

- Public Schools
  - Primary Regional Trail, Completed
  - Primary Regional Trail, Proposed
  - Secondary Regional Trail, Proposed
  - Internal Park Trail, Completed
  - Proposed Bicycle Routes, Proposed
  - Colorado Springs Trail, Proposed
  - Major Roads
  - State Highways
  - Streets & Roads
  - Timber Ridge West
  - The Retreat at Timber Ridge
  - Parcels
  - Streams
  - Candidate Open Space Land
  - Incorporated Areas
- 0.5 0.25 0 Miles



# Development Application Permit Review



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

January 29, 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 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:	Timber Ridge West Minor Subdivision	Application Type: <b>Minor Subdivision</b>
DSD Reference #:	MS-19-001	CSD / Parks ID#: <b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage: <b>36.01</b>
Jacob Decoto	Terra Nova Engineering	Total # of Dwelling Units <b>2</b>
10620 Vollmer Road	721 South 23rd Street	Dwelling Units Per Acre: <b>0.14</b>
Colorado Springs, CO 80908	Colorado Springs, CO 80904	Park Region: <b>2</b>
		Urban Area: <b>2</b>

Existing Zoning Code: **PUD**                      Proposed Zoning: **PUD**

**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.
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**LAND REQUIREMENTS**

Regional Parks: <b>2</b>	Urban Parks Area: <b>2</b>	Urban Density: <input type="checkbox"/> (> 1 Unit / 2.5 Acres)
<b>0.0194 Acres x 2 Dwelling Units = 0.039 acres</b>	Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Total: <b>0.00 acres</b>	

**FEE REQUIREMENTS**

Regional Parks: <b>2</b>	Urban Parks Area: <b>2</b>	
<b>\$456.00 / Unit x 2 Dwelling Units= \$912.00</b>	Neighborhood: <b>\$107.00 / Unit x 0 Dwelling Units = \$0.00</b>	
	Community: <b>\$165.00 / Unit x 0 Dwelling Units = \$0.00</b>	
	Total: <b>\$0.00</b>	

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: **Recommend to the Planning Commission and Board of County Commissioners that approval of the Timber Ridge West Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$912.**

Park Advisory Board Recommendation: **No PAB Endorsement Necessary**