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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 30, 2020

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

**Subject: Paint Brush Hills Filing No. 14 Preliminary Plan and Final Plat (SP-20-006, SF-20-024)**

Hello Lindsay,

The Planning Division of the Community Services Department has reviewed Paint Brush Hills Filing No. 14 Preliminary Plan and Final Plat applications and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board on November 12, 2020:

This is a request by Matrix Design Group on behalf of Aeroplaza Fountain, LLC, for approval of Paint Brush Hills Filing No. 14 Preliminary Plan and Final Plat. Paint Brush Hills, located on Londonderry Drive northwest of the intersection of Stapleton Drive and Meridian Road, is zoned RS-20000, but a large portion of the filing will be rezoned to RS-6000 to accommodate smaller lot sizes. This proposed 88.63-acre development will include 224 single-family residential lots, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan and Black Forest Preservation Plan boundaries.

Paint Brush Hills Filing No. 14 falls within Tract E of Paint Brush Hills Filing No. 13E, which was endorsed by the Park Advisory Board in August 2018 and approved by the Board of County Commissioners in October 2019. At that time, Tract E was designated for future development, and the 2013 El Paso County Parks Master Plan showed impacts to both the Arroyo Lane Primary Regional Trail and the Woodmen Hills Secondary Regional Trail. As such, the following recommendation was included in the endorsement of Filing No. 13E:

*Recommend to the Planning Commission and the Board of County Commissioners that the approval of Paint Brush Hills Filing No. 13E Final Plat include the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire northern boundary of Paint Brush Hills Filing No. 13E, including Tracts A, D, E, and F, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, (2) show on the Final Plat and dedicate to El Paso*

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*County a 25-foot trail easement along the entire western boundary of Paint Brush Hills Filing No. 13E, Tract E, that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and (3) require fees in lieu of land dedication for regional park purposes in the amount of \$67,940.*

Since 2018, a reroute of the Woodmen Hills Secondary Regional Trail was proposed to better align with other proposed major developments in the area, including Bent Grass, The Ranch, and Sterling Ranch, all of which are located to the south or southwest of Paint Brush Hills. The relocation of the Woodmen Hills Secondary Regional Trail removes it from Paint Brush Hills Filing No. 13E, Tract E, and subsequently from Filing No. 14. The Arroyo Lane Regional Trail remains unaffected by the relocation and is therefore impacted by Filing No. 14.

The Paint Brush Hills Filing No. 14 Final Plat drawings show a 4,930' section of a 25' regional trail easement along the northern boundary of the property, which will allow for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail. This trail easement was added to the Filing No. 13E Final Plat prior to the approval and recording of the Final Plat. However, this trail easement is not dedicated to El Paso County in either the BoCC-approved Filing No. 13E or Filing No. 14 Final Plat General Notes, although the Filing No. 13E Final Plat drawings do indicate a dedication. While staff appreciates the inclusion of the trail easement on the Final Plat drawings, staff recommends that the applicant include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat.

**Recommended Motion (Preliminary Plan):**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Preliminary Plan: (1) include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$104,608 and urban park fees in the total amount of \$66,080 will be required at the time of the recording of the forthcoming 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 forthcoming Final Plat.*

**Recommended Motion: (Filing No. 14 Final Plat)**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Final Plat: (1) include language in the Final Plat General Notes that*

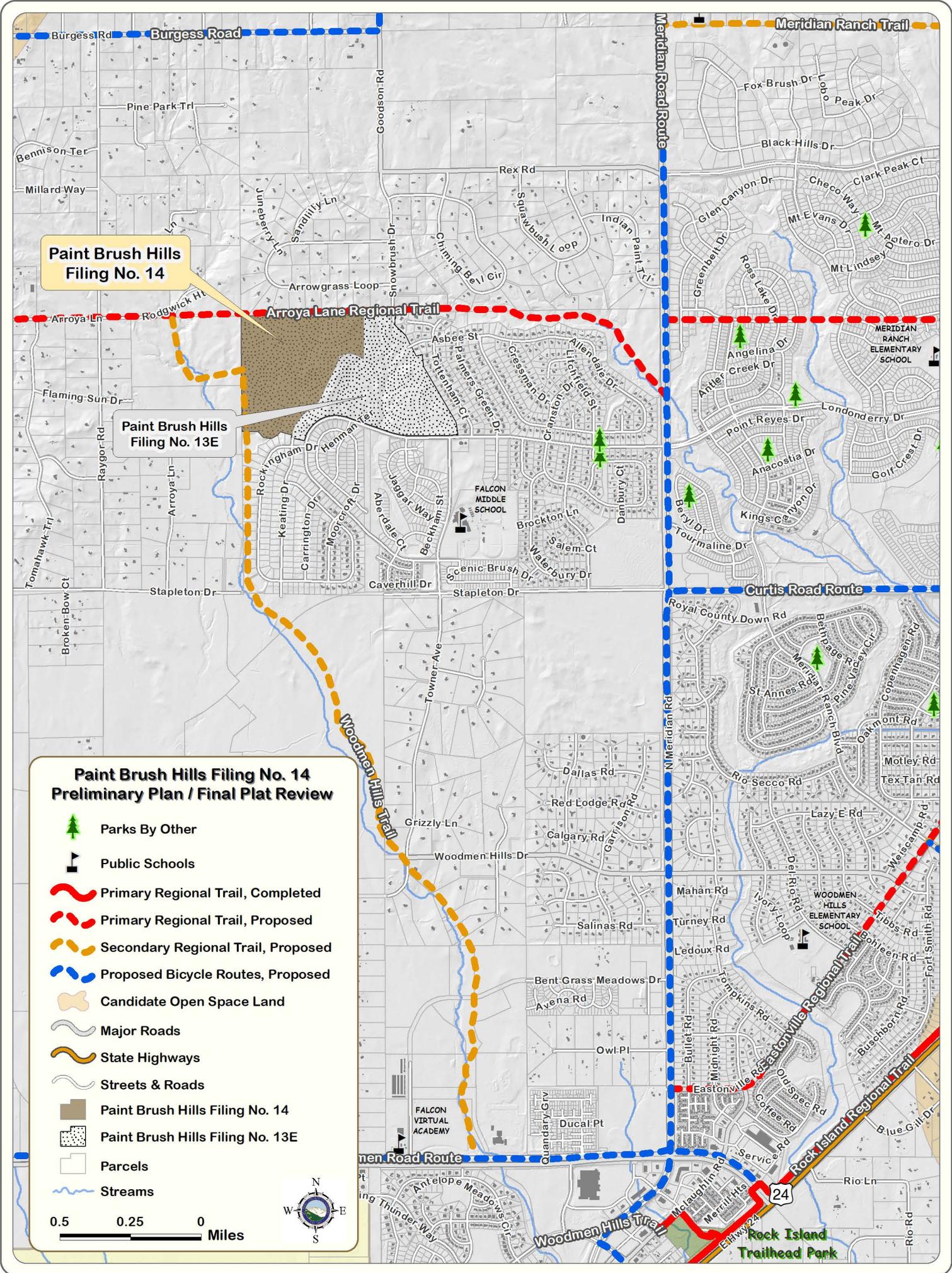
*designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$104,608 and urban park fees in the amount of \$66,080. 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.*

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

Sincerely,



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



**Paint Brush Hills Filing No. 14**

**Paint Brush Hills Filing No. 13E**

**Meridian Ranch Trail**

**Arroyo Lane Regional Trail**

**Woodmen Hills Trail**

**Curtis Road Route**

**Men Road Route**

**Woodmen Hills Trail**

**Rock Island Trailhead Park**

Burgess Rd  
Pine Park Trl  
Bennison Ter  
Millard Way

Goodson Rd  
Rex Rd  
Snowbrush Dr  
Charming Bell Cir  
Spawbush Loop  
Indian Paint Trl

Arroyo Ln  
Flaming Sun Dr  
Raygor Rd  
Tomahawk Trl  
Broken Bow Ct

Stapleton Dr  
Carrington Dr  
Moorcroft Dr  
Keating Dr  
Rockingham Dr  
Henman Ter

Stapleton Dr  
Towne Ave  
Grizzly Ln  
Woodmen Hills Dr

Dallas Rd  
Red Lodge Rd  
Calgary Rd  
Carrison Rd

Mahan Rd  
Turney Rd  
Ledoux Rd  
Bent Grass Meadows Dr  
Ayena Rd

Owl Pt  
Quandary Giv  
Ducal Pt

Antelope Meadows Cir  
Thunder Way

**Meridian Road Route**

**N Meridian Rd**

**Men Road Route**

Fox Brush Dr  
Lobo Peak Dr  
Black Hills Dr

Glen Canyon Dr  
Greenbelt Dr  
Ros Lake Dr

Angelina Dr  
Antler Creek Dr  
Point Reyes Dr  
Anacostia Dr  
Kings Cr

Bayli Dr  
Tourmaline Dr

Royal County Down Rd  
Bethpage Rd  
St Annes Rd  
Meridian Ranch Blvd  
Oakmont Rd  
Copenhagen Rd

Motley Rd  
Tex Tan Rd  
Rio Secco Rd  
Lazy E Rd

Woodsen Hills Elementary School

Walden Rd  
Tibbs Rd  
Bohlen Rd  
Buschport Rd  
Fort Smith Rd

Blue Gill Dr

Meridian Ranch Elementary School

Clark Peak Ct  
Mt Evans Dr  
Mt Lindsey Dr  
Mt Antero Dr

Woodmen Hills Elementary School

Eastonville Regional Trail

Rock Island Regional Trail

Highway 24

Service Rd

McLaughlin Rd  
Merrill Hills

Rio Ln

# Development Application Permit Review



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

**November 12, 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.

<b>Name:</b>	Paint Brush Hills Filing No. 14 Preliminary Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP-20-006	<b>Total Acreage:</b>	88.63
		<b>Total # of Dwelling Units:</b>	224
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	6.32
Aeroplaza Fountain, LLC	Matrix Design Group	<b>Regional Park Area:</b>	2
212 North Wasatch Avenue	2435 Research Parkway	<b>Urban Park Area:</b>	3
Suite 301	Suite 300	<b>Existing Zoning Code:</b>	RS-20000
Colorado Springs, CO 80903	Colorado Springs, CO 80920	<b>Proposed Zoning Code:</b>	RS-6000

**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 224 Dwelling Units = 4.346  
**Total Regional Park Acres: 4.346**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 224 Dwelling Units = 0.84  
 Community: 0.00625 Acres x 224 Dwelling Units = 1.40  
**Total Urban Park Acres: 2.24**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$467 / Dwelling Unit x 224 Dwelling Units = \$104,608  
**Total Regional Park Fees: \$104,608**

**Urban Park Area: 3**

Neighborhood: \$116 / Dwelling Unit x 224 Dwelling Units = \$25,984  
 Community: \$179 / Dwelling Unit x 224 Dwelling Units = \$40,096  
**Total Urban Park Fees: \$66,080**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Preliminary Plan: (1) include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$104,608 and urban park fees in the total amount of \$66,080 will be required at the time of the recording of the forthcoming 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 forthcoming Final Plat.

**Park Advisory Board Recommendation:**

# Development Application Permit Review



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		<b>Total # of Dwelling Units:</b>	224
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	6.32
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