

EL PASO COUNTY
COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 8, 2021

Kari Parsons
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-206, SF-20-24)

Kari,

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 February 10, 2021:

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 is located on Londonderry Drive northwest of the intersection of Stapleton Drive and Meridian Road. A rezone application was approved by the El Paso County Community Development Department on October 15, 2020 to rezone 55.898 acres of the total 88.632 acres from RS-20,000 to RS-6,000 to permit a minimum size lot of 6,000 square feet. The remaining 32.734 acres is zoned RS-20,000 with a minimum lot size of 20,000 square feet of which most are one acre in size. The preliminary plan and final plat illustrate 224 total units on 88.632 acres for a density of 2.53 Dwelling Units per Acre.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Arroya Lane Regional Trail alignment runs east / west along Arroya Lane on the north side of the subject property. The Woodmen Hills Secondary Regional Trail alignment is shown partly bordering the west side of Paint Brush Hills Filing No.14. However, this trail alignment would not be impacted by the proposed development because its alignment has been moved to the west due to recent trail dedications. However, the proposed Arroya Lane Regional Trail on the north side of the property will be impacted. The property is not located within any candidate open space land.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County previously requested that the landowner provide a 25-foot public trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat within



Tract A. However, after reviewing the new preliminary grading plan County Parks has concerns about a proposed storm drain and site grading located within Tract A near Lot 26. The provided grading plan shows a 36" RCP storm pipe, 15-foot access road, and grading within Tract A to create a swale and stormwater detention. These stormwater improvements are shown encompassing the entire width of Tract A between lots 25 and 30, making the construction of a regional trail impossible for over 800 feet. Due to this conflict, County Parks requests the applicant remove the stormwater improvements from Tract A so that the regional trail can be constructed. Alternatively, the landowner could provide a trail easement within lots 24 through 30 to bypass the stormwater improvements and allow for the construction of the regional trail.

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 Final Plat: (1) Provide 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 Arroya Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) The developer will relocate the proposed storm facility from Tract A to allow the trail to be constructed on the trail easement or provide the trail easement through lots 24-30.

(3) require fees in lieu of land dedication for regional park purposes in the amount of \$130,293 and urban park fees in the amount of \$82,305. 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.

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) Provide 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 Arroya Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) The developer will relocate the proposed storm facility from Tract A to allow the trail to be constructed on the trail easement or provide the trail easement through lots 24-30. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$130,293 and urban park fees in the amount of \$82,305. 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.

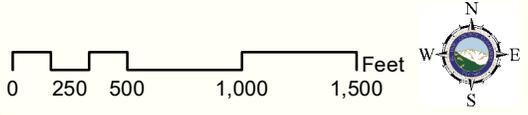
Please let me know if you have any questions or concerns.

Sincerely,

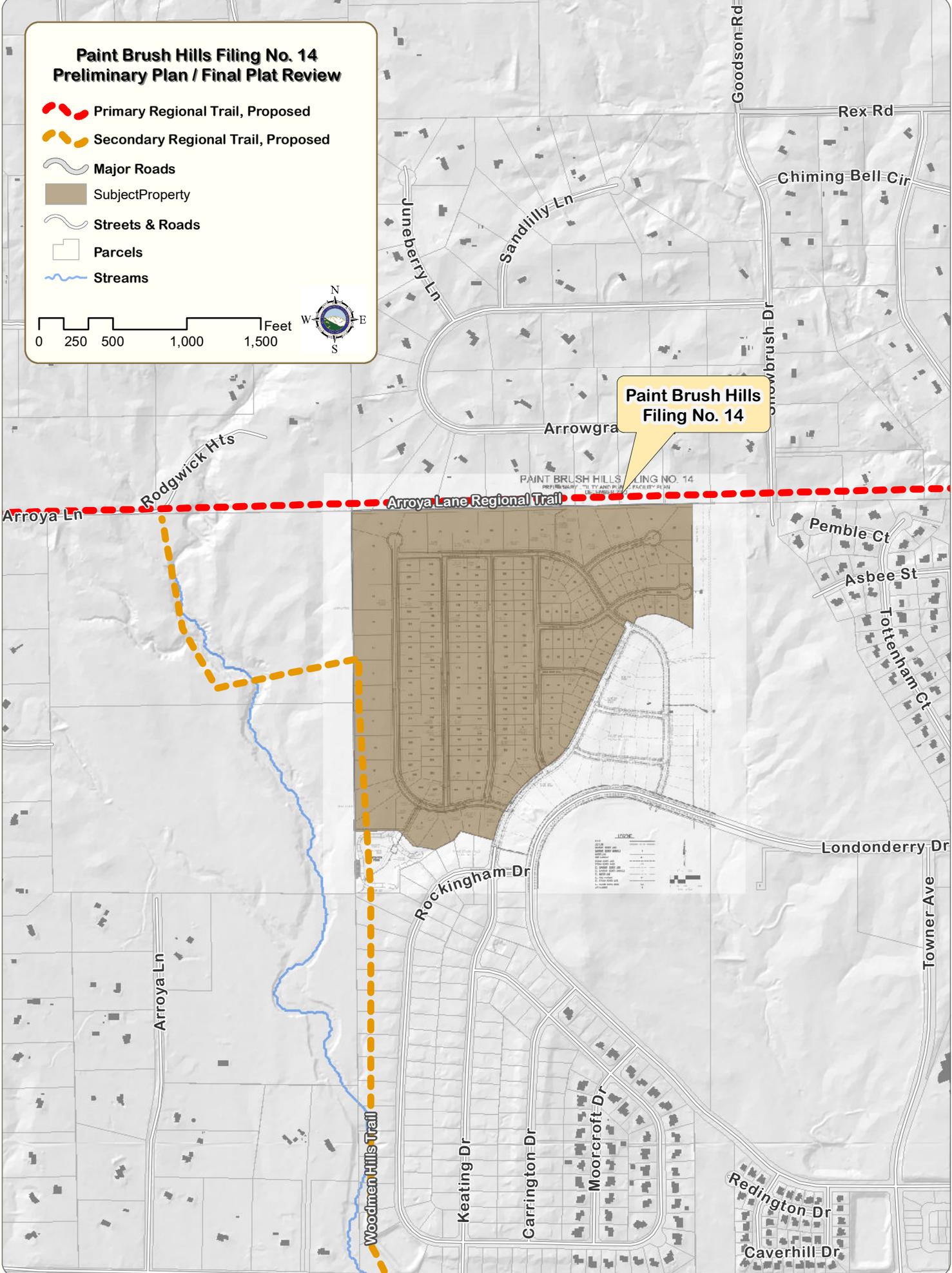
Greg Stachon
Landscape Architect
Park Operations Division
Community Services Department
GregStachon@elpasoco.com

**Paint Brush Hills Filing No. 14
Preliminary Plan / Final Plat Review**

-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  Subject Property
-  Streets & Roads
-  Parcels
-  Streams



**Paint Brush Hills
Filing No. 14**



Development Application Permit Review



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

February 10, 2021

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:	Paint Brush Hills Filing No. 14	Application Type:	Final Plat
PCD Reference #:	SF-2024	Total Acreage:	88.63
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	279
Aeroplaza Fountain, LLC	Matrix Design Group	Dwelling Units Per 2.5 Acres:	7.87
212 North Wasatch Avenue	2435 Research Parkway	Regional Park Area:	2
Suite 301	Suite 300	Urban Park Area:	3
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	RS-20000
		Proposed Zoning Code:	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.
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LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 279 Dwelling Units = 5.413
Total Regional Park Acres: 5.413

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 279 Dwelling Units = 1.05
 Community: 0.00625 Acres x 279 Dwelling Units = 1.74
Total Urban Park Acres: 2.79

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 279 Dwelling Units = \$130,293
Total Regional Park Fees: \$130,293

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 279 Dwelling Units = \$32,364
 Community: \$179 / Dwelling Unit x 279 Dwelling Units = \$49,941
Total Urban Park Fees: \$82,305

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 Final Plat: (1) Provide 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 Arroya Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) The developer will relocate the proposed storm facility from Tact A to allow the trail to be constructed on the trail easement or provide the trail easement through lots 24-30. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$130,293 and urban park fees in the amount of \$82,305. 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.

Park Advisory Board Recommendation: