

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 31, 2019

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

Subject: Sanctuary of Peace Residential Community PUD / Preliminary Plan (PUDSP-19-002)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Sanctuary of Peace Residential Community PUD/Preliminary Plan, Review #2, and has no additional comments on behalf of El Paso County Parks. This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on April 9, 2019:

“The proposed Sanctuary of Peace Residential Community is located at the southwest corner of State Highway 83 and Benet Lane. The property totals 49.58 acres and is currently zoned A-5 & RR-5. The applicant proposes rezoning the property to PUD (Planned Unit Development) to allow for a 26-lot single-family residential development. There is a discrepancy between the letter of intent and PUD drawings where the letter of intent and application include 26 lots, while the drawings show 27. For purposes of this review, the letter of intent, or 26 lots, will be used to calculate required park fees. (Review #2 Note: This discrepancy has been noted, as one of the lots is designated for a clubhouse / guest house.)

The 2013 El Paso County Parks Master Plan shows no County regional trail, park, or open space within the project area. However, there is a proposed non-county bicycle lane along State Highway 83. Staff recommends the applicant contact the Colorado Department of Transportation to ensure there are no adverse impacts to the planned bicycle lane.

The open space designation proposed within the Sanctuary of Peace development totals 45.88 acres, or 92.55% of the subdivision. Staff is appreciative that the applicant is preserving the majority of the site as open space and encourages the applicant to develop a system of trails and/or a small pocket park for the residents to enjoy.



Staff recommends fees in lieu of land for regional park purposes in the amount of \$11,856 and urban fees in the amount of \$7,488 as shown on the attached Subdivision Review Form.

Recommended Motion (PUD / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of Sanctuary of Peace Residential Community PUD / Preliminary Plan include the following conditions: (1) required fees in lieu of land dedication for regional park purposes in the amount of \$11,856 and urban park fees in the amount of \$7,488 will be required at time of the recording of the final plat."

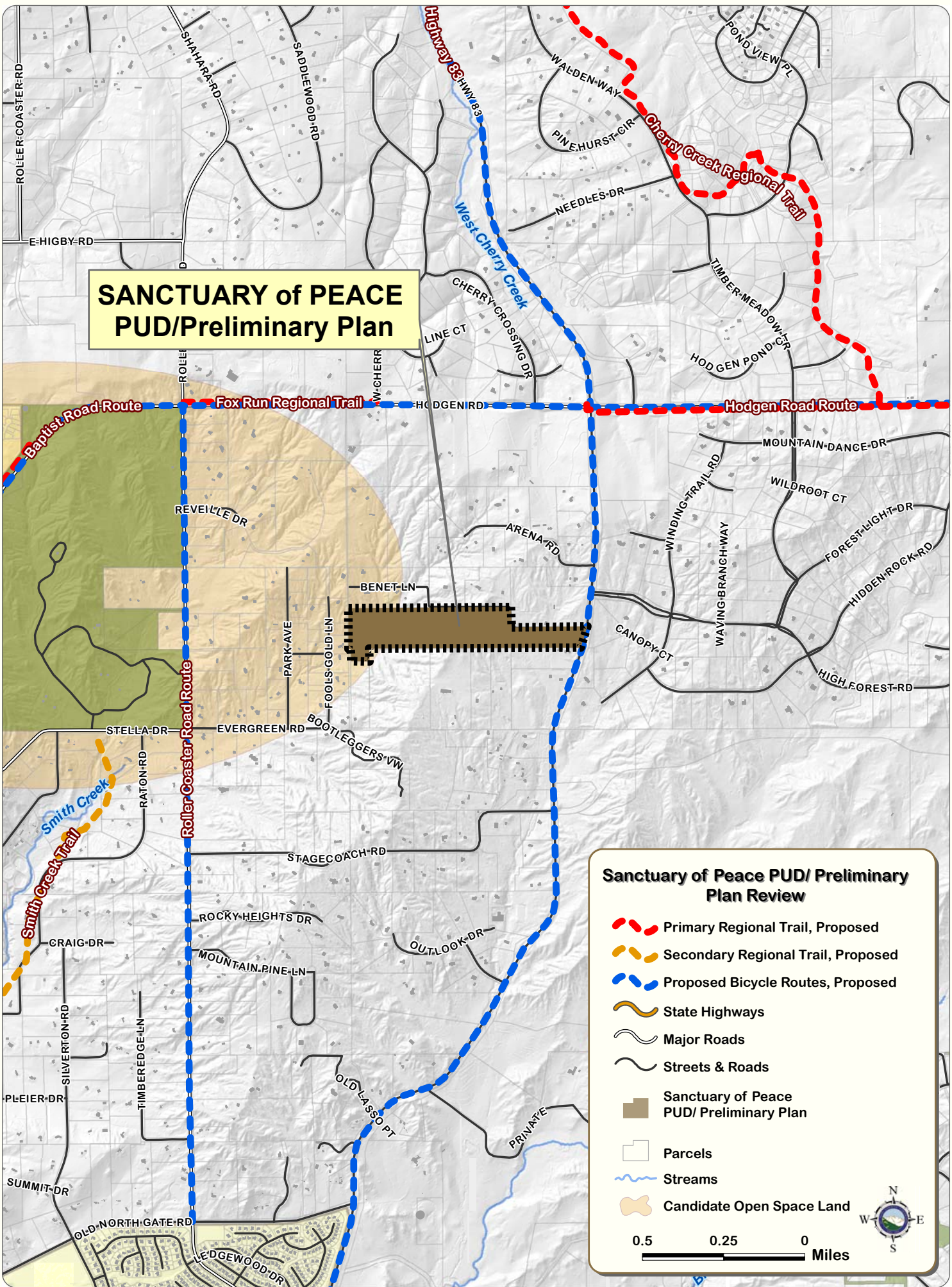
Please feel free to contact me with any questions or concerns.

Sincerely,



Ross Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

SANCTUARY of PEACE PUD/Preliminary Plan



Sanctuary of Peace PUD/ Preliminary Plan Review

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State Highways
- Major Roads
- Streets & Roads
- Sanctuary of Peace PUD/ Preliminary Plan
- Parcels
- Streams
- Candidate Open Space Land

0.5 0.25 0
Miles

Development Application Permit Review



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

April 18, 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 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:	Sanctuary of Peace Co-Housing PUD-Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-002	Total Acreage:	49.58
		Total # of Dwelling Units:	26
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.31
Benet Hill Monastery of Colorado Spri M.V.E. Inc	Charles Crum, PE	Regional Park Area:	2
Vincent Crowder	1903 Lelaray Street Ste 200	Urban Park Area:	1
3901 Benet Hill Lane	Colorado Springs, CO 80909	Existing Zoning Code:	A-5/RR-5
Colorado Springs, CO 80921		Proposed Zoning Code:	PUD

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 26 Dwelling Units = 0.504
Total Regional Park Acres: 0.504

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

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 26 Dwelling Units = 0.10
 Community: 0.00625 Acres x 26 Dwelling Units = 0.16
Total Urban Park Acres: 0.26

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 26 Dwelling Units = \$11,856
Total Regional Park Fees: \$11,856

Urban Park Area: 1

Neighborhood: \$113 / Unit Acres x 26 Dwelling Units = \$2,938
 Community: \$175 / Unit Acres x 26 Dwelling Units = \$4,550
Total Urban Park Fees: \$7,488

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of Sanctuary of Peace Residential Community PUD / Preliminary Plan include the following condition: Required fees in lieu of land dedication for regional park purposes in the amount of \$11,856 and urban park fees in the amount of \$7,488 will be required at time of the recording of the final plat.

Park Advisory Board Recommendation:

PAB Endorsed 4-17-2019