

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 18, 2022

Ryan Howser  
El Paso County Planning and Community Development  
Project Manager

**Subject: Solace at Cimarron Hills Filing No.2 Final Plat Review (SF2232)**

Ryan,

The Community Services Department has reviewed the development application for Solace at Cimarron Hills Filing No.2 Final Plat and has the following preliminary comments on behalf of El Paso County Parks. This development application will be presented to the Park Advisory Board on November 9, 2022 and its recommendation will be provided after the meeting.

This is a request by Kimley-Horn on behalf of CS Powers & Galley, LLC for approval of the Solace at Cimarron Hills Filing No.2 Final Plat.

Solace at Cimarron Hills Filing No.2 is located at the northwest corner of the Galley Road and Paonia Street. The project site is 7.680 acres. The applicant proposes to build a 108-unit multifamily development. The development will include five (5) – three (3) story buildings, and uncovered surface parking, indoor/outdoor recreation amenities, and open spaces.

The zone of the site is RM-12, a multi-family, 12 dwelling units per acre zoning designation. The RM-12 zone includes landscape buffer and screening. The building setback from the front is 15 feet while the setback from the rear is 20 feet. The setback from the side yard is 10 feet. The development as proposed is showing 57% open space and landscaping.

The application shows recreation amenities which include a covered pavilion, fire pit, nature play area, a court games area, and a fenced dog run in the middle of the development. A network of sidewalks will connect the buildings. There is a proposed area for field games on the west side of the site. Residents of the development will also have access to the pool and clubhouse as shown in Filing No.1 immediately adjacent to Filing No. 2.

The El Paso County Parks Master Plan (2022) shows no impact to regional trails, parks, or open space. Parks staff does note that this project is within the boundaries of the City of Colorado Springs Parks, Recreation, Trail and Open Space Master Plan. Staff suggests the applicant coordinate with City Parks to ensure there are no impacts to planned trails along the Powers Blvd corridor.

As no County park land or trail easements dedications are necessary for this application, Parks staff recommends regional and urban park fees in lieu of land dedication as shown below.

**Recommended Motion (Filing No.2 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 Solace at Cimarron Hills Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$49,680, and urban park fees in the amount of \$31,320 will be due at recording of the final plat.

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



**Development  
Application  
Permit  
Review**



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

**November 9, 2022**

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>	Solace at Cimarron Hills Filing No.2	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF2232	<b>Total Acreage:</b>	7.68
		<b>Total # of Dwelling Units:</b>	108
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	35.16
Powers and Galley, LLC	Kimley-Horn & Associates	<b>Regional Park Area:</b>	2
Dane Olmstead	Eric Gunderson	<b>Urban Park Area:</b>	5
510 S. Neil Street	2 North Nevada Ave, Suite 300	<b>Existing Zoning Code:</b>	RM-12
Champaign, IL 61820	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RM-12

**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 108 Dwelling Units = 2.095  
**Total Regional Park Acres: 2.095**

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

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 108 Dwelling Units = 0.41  
 Community: 0.00625 Acres x 108 Dwelling Units = 0.68  
**Total Urban Park Acres: 1.08**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 108 Dwelling Units = \$49,680  
**Total Regional Park Fees: \$49,680**

**Urban Park Area: 5**

Neighborhood: \$114 / Dwelling Unit x 108 Dwelling Units = \$12,312  
 Community: \$176 / Dwelling Unit x 108 Dwelling Units = \$19,008  
**Total Urban Park Fees: \$31,320**

**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 Solace at Cimarron Hills Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$49,680, and urban park fees in the amount of \$31,320.

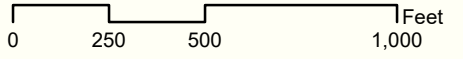
**Park Advisory Board Recommendation:**

**PAB Endorsed 11-09-2022**



### Solace at Cimarron Hills Filing No.2

-  Subject Property
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
-  Streams



**Solace  
Filing No.2**

**Solace  
Filing No.1**

Service Rd  
Service Rd  
Snow Creek Pt  
Cedar Creek Vw  
Space Center Dr  
Hole Cir  
Sand Creek  
N Powers Blvd  
Grissom Dr

Ainsworth St  
Paonia Ct  
Valley St  
Ford St  
Seneca Rd  
Galley Rd  
Paonia St  
Conrad St

Subject Property  
Colorado Springs Trail, Proposed  
Major Roads  
Streets & Roads  
Parcels  
Streams