

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
Jim Egbert, Chair**

**FROM: Nina Ruiz, PM/Planner II
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director**

**RE: Project File #: U-17-002
Project Name: Windmill Mesa Park
Parcel No.: 65121-00-012**

OWNER:	REPRESENTATIVE:
Widefield School District 3 705 Aspen Drive Colorado Springs, CO 80911	Ben Valdez 705 Aspen Drive Colorado Springs, CO 80911

Commissioner District: 4

Planning Commission Hearing Date:	10/17/2017
Board of County Commissioners Hearing Date:	N/A

EXECUTIVE SUMMARY

A request by Widefield School District No. 3 for approval of location for an expansion of an existing public park (Windmill Mesa Park). The approval of location application is made pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2016). The 7.70 acre parcel is zoned RS-6000 (Residential Suburban) and is located on the east side of Bradley Road, south of Marabou Way and within Section 12, Township 15 South, Range 66 West of the 6th P.M. No Planning Commission approval was requested when the park was established in 2000. The applicants are proposing to expand the existing parking lot on the east, add a new parking lot on the west, and add additional park improvements throughout the site.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

A. REQUEST/WAIVERS

Request: A request by Widefield School District No. 3 for approval of location to expand the existing Windmill Mesa Park.

Waiver(s): There are no waivers associated with the approval of location.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Section 5.3.3.J, Approval of Location, Review Standards, of the Land Development Code (2016) states:

The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.

D. LOCATION

North: RS-6000 (Residential Suburban)	Residential
South: PUD (Planned Unit Development)	Residential
East: RS-6000 (Residential Suburban)	Residential
West: RS-6000 (Residential Suburban)	Residential

E. BACKGROUND

The 7.70 acre metes and bounds parcel was created by being omitted from the surrounding platting actions (Windmill Mesa Filing Nos. 1-3).

Section 5.3.3.C, Applicability, of the Code states:

The Planning Commission is required to review and approve construction of or plans for the construction of any road, park, or other public way, ground, or space, public building or structure, or public utility, whether publicly or privately owned prior to the construction of any facility.

Section 5.3.3.H.1, Site Development Plan Required, of the Code states:

A proposed site development plan shall be submitted to the Planning Commission for approval before construction or authorization of any public road, public park, trail or trail head, public way, ground or space, public building or structure or utility, whether public or privately owned.

This land was never identified as a park location on any recorded plat document prior to the park being established in 2000 and a site development plan application was not submitted identifying the park. A park/school site was depicted on the preliminary plan in this location (SP-99-006). A potential park/school site being shown on the preliminary plan does not meet the requirement of the Code for the Planning Commission to approve the use prior to construction. The preliminary plan would need to indicate the specific use as well as a proposed layout of the use in order to constitute prior approval by the Planning Commission.

The Widefield School District No. 3 is legally authorized to operate as a park district for the purpose of utilizing grant funds and has requested to expand the existing parking lot on the east end of the park, construct a new parking lot on the west end of the park, as well as making additional park improvements. Construction of the improvements will require both an access permit and a work within the right-of-way permit. The Planning and Community Development Department cannot approve the access permit because the use has not been legally established. The proposed approval of location will legalize the use and allow for the planned expansion.

F. ANALYSIS

1. LAND DEVELOPMENT CODE ANALYSIS

The request for approval of location is reviewed for conformity with the requirements of El Paso County Land Development Code (2016) and for conformity with the adopted Master Plan. Staff finds that the proposed use complies with Section 5.3.3 of the Land Development Code regarding approval of location and C.R.S. 30-28-110, with the conditions and notation.

2. ZONING COMPLIANCE

A public use or facility is permitted in any zoning district, subject to the approval of location process. The density and dimensional standards of the zoning district should be considered in the siting of any structures to ensure compatibility with surrounding land uses. No structures are being proposed at this time.

3. POLICY PLAN ANALYSIS

The Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

Goal 8.1 *Protect and enhance El Paso County's legacy of unique natural features, open space, trails and park lands.*

Goal 8.2 *Promote comprehensive coordinated planning for parks, trails and open space in the County.*

The Windmill Mesa Park is a public park that benefits the community. Legalizing and allowing for the expansion of the park will help facilitate additional recreational opportunities and will further El Paso County's goal of enhancing El Paso County's legacy of providing and protecting unique natural features, open spaces, trails and park lands.

4. SMALL AREA PLAN ANALYSIS

The property is not located within the boundaries of a small area plan.

5. OTHER MASTER PLAN ELEMENTS

The El Paso County Wildlife Habitat Descriptors (1996), which predates development of the surrounding properties, identifies the property as having a high wildlife impact potential. The El Paso County Community Services Department, Environmental Division, was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential eolian deposits in the area of the subject property. A mineral rights certification was prepared by the applicant indicating that, upon researching the records with El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. HAZARDS

A soils and geology report is not required for an approval of location. There are no known hazards onsite.

2. WILDLIFE

The El Paso County Wildlife Habitat Descriptors (1996), which predates development of the surrounding properties, identifies the property as having a high wildlife impact potential.

3. FLOODPLAIN

FEMA Flood Insurance Rate Map panel number 08041C0763F shows that the property is located outside the 500-year floodplain (Zone X).

4. DRAINAGE AND EROSION

The property is located within the Windmill Gulch (FOFO3000) drainage basin which was studied in 1991. Drainage and bridge fees are not applicable to an approval of location.

The applicant was not required to provide a drainage report or a grading and erosion control plan since the increase in imperviousness is minimal and ground disturbance is expected to be less than one acre.

5. TRANSPORTATION

A traffic impact study was not required since the Windmill Mesa Park is not expected to generate over 100 average weekday trips based on the Trip Generation Handbook (2012) rates for a city park.

No offsite roadway improvements are proposed. The property has an existing driveway on Fencer Road and the applicant is proposing a second driveway on Bradley Court. No driveway access permit is on record for the property; therefore, driveway access permits are required for both the proposed and existing driveway. A portion of the proposed driveway on Bradley Court will be located on the adjoining residential properties. Prior to an access permit being approved for Bradley Court, the applicant will need to provide a copy of a recorded access easement for the proposed driveway across the adjoining property. No road impact fee is assessed with an approval of location since it does not meet any of the criteria outlined in the road impact fee program resolution (Resolution 16-454) for imposition of fees.

H. SERVICES

1. WATER

The Security Water District provides water to the park.

2. SANITATION

There are no restrooms onsite; however, the property is within the boundaries of the Security Sanitation District should restrooms be constructed in the future.

3. EMERGENCY SERVICES

The site is located within the boundaries of the Security Fire Protection District. The Security Fire Protection District was sent a referral and did not respond.

4. UTILITIES

Colorado Springs Utilities provides electrical service to the existing park.

5. METROPOLITAN DISTRICTS

The property is not located within a metropolitan district.

6. PARKS/TRAILS

Parkland dedication or fees in lieu of dedication are not required for an approval of location.

7. SCHOOLS

Land dedication or fees in lieu of dedication are not required for an approval of location.

I. APPLICABLE RESOLUTIONS

Approval Page 9
Disapproval Page 10

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATION

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in 5.3.3 of the El Paso County Land Development Code (2016), staff recommends the following conditions and notation:

CONDITIONS OF APPROVAL

1. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.
2. The applicant shall obtain an access permit for the existing access onto Fencer Road prior to expansion of the existing parking lot.
3. The applicant shall obtain an access permit for the new access onto Bradley Court prior to construction of the driveway or parking lot. The Planning and Community

Development Department will not issue the access permit until an access easement has been obtained from the adjoining residential lots.

NOTATIONS

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 65 adjoining property owners on September 21, 2017 for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Site Plan

El Paso County Parcel Information

File Name: U-17-002

PARCEL	NAME
6512100012	WIDEFIELD SCHOOL DISTRICT NO 3

Zone Map No.: --

ADDRESS	CITY	STATE
1820 MAIN ST	COLORADO SPRINGS	CO

ZIP	ZIP+4
80911	1152

Date: September 21, 2017



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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PRIDE. TRADITION. INNOVATION.

Widefield Parks & Recreation

705 Aspen Drive, Colorado Springs, CO 80911

Phone (719)391-3515 Fax (719)392-3447

ParksAndRec.wsd3.org

Ben Valdez, Director

Windmill Mesa Park

Letter of Intent

Owner: Widefield School District 3
Scott Campbell, Superintendent
1820 Main Street
Colorado Springs, CO 80911
719-391-3000

Applicant: Ben Valdez, Director
Widefield Parks and Recreation
705 Aspen Drive
Colorado Springs, CO 80911
719-391-3515

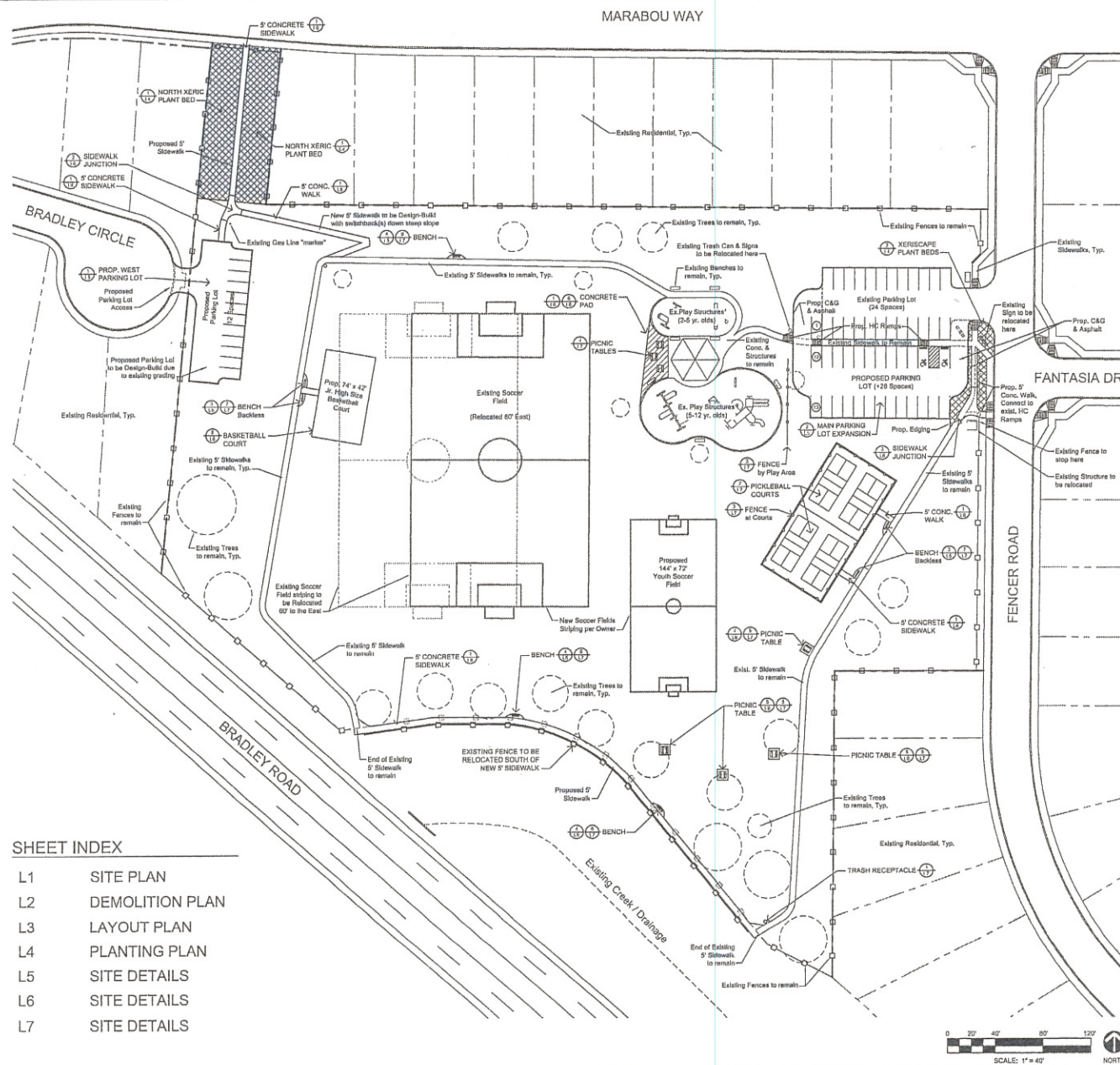
Site Location: Windmill Mesa Park
4610 Fencer Road
Colorado Springs, CO 80911

The site consists of 7.7 acres, Parcel #6512100012.
The site is zoned RS-6000.

Request To approve this existing park with the planned improvements. These 7.7 acres of land were donated to Widefield School District 3 by RMC Corporation in 1999 to be developed as a park.

Existing/Proposed Facilities: Windmill Mesa Park was developed in 2000 with large grassed areas, walking path, playground, pavilion, and parking lot. The attached site plan shows improvement to the park with the following additions: pickle-ball courts, basketball slab, connected walking path, additional picnic area, park benches, xeriscaping, and additional parking lots.

Existing Zoning/Surrounding Land Use: The site is currently zoned RS-6000. It is surrounded on two sides (North and West) by single family homes and a cul-de-sac off Bradley Circle. On the East side of the park are four single family homes and Fencer Road. The South portion of the property borders Fountain Mutual Irrigation Co. and Bradley Road. On the North/West corner a piece of property goes out to Marabou Way to allow neighborhood access.



Terry Putman & Associates, Inc.
Land Planning and Development Consulting
Park Planning and Design



7495 Delmonica Drive
Colorado Springs, Colorado 80919
phone: 719.641.1339 fax: 719.590.1566

Designed By:

ALPINE DESIGN
Landscape Architecture
by Janelle Kuhnel, PLA
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Colorado Springs, CO 80915
AlpineDesignLA@gmail.com
Phone: (719) 290-5330

Windmill Mesa Park
Widefield Parks & Recreation
Widefield School District 3
4510 Fencer Rd. Colorado Springs, CO 80911

Site Plan

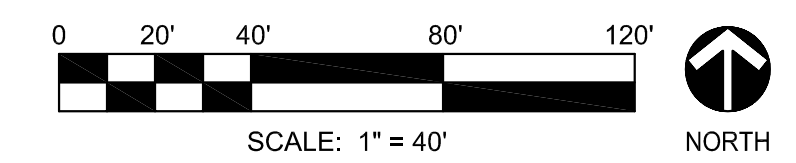
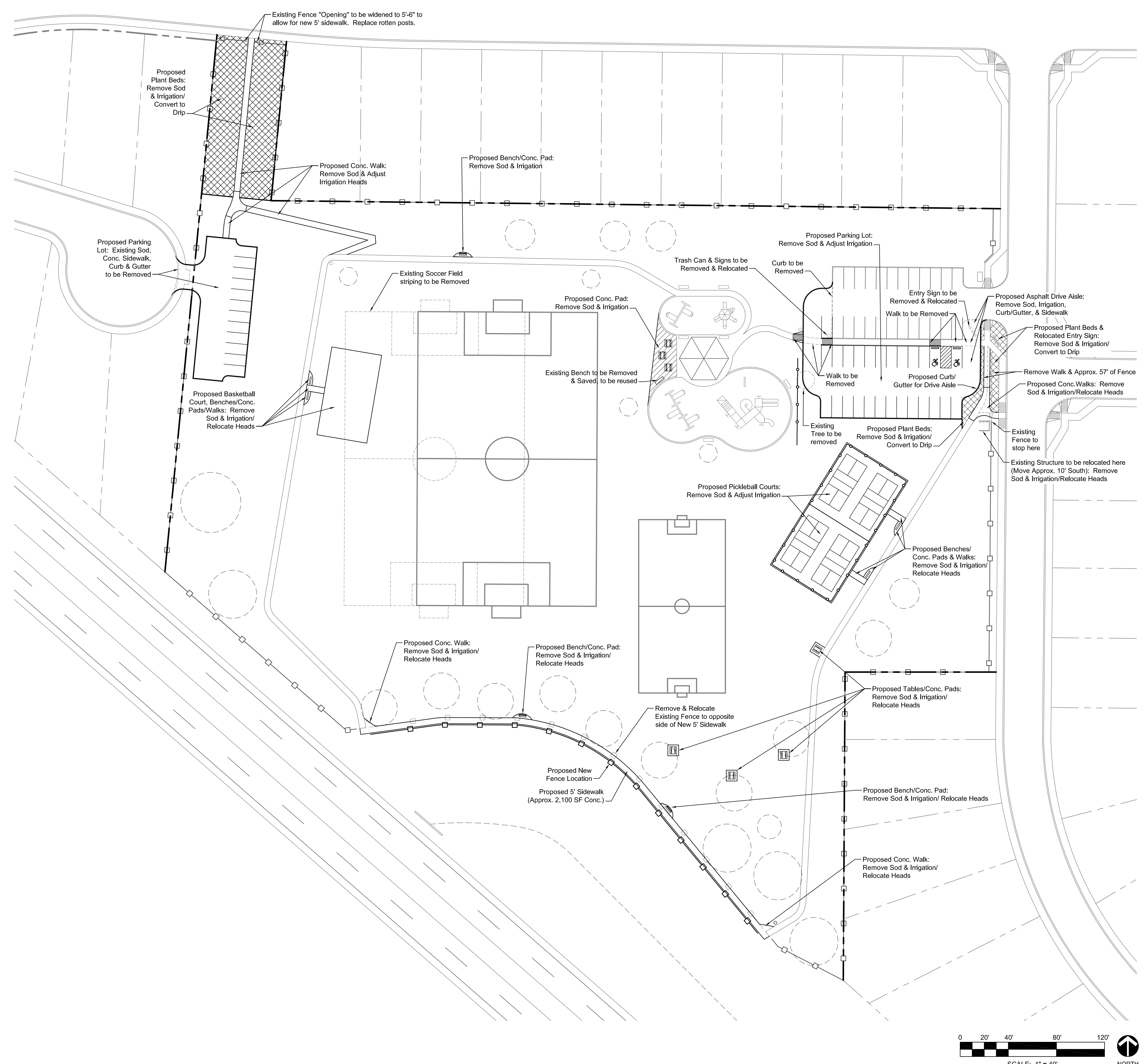
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Feb. 22, 2017	PER PLAN

REVISION:	DATE:	ISSUE:
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SHEET

L1

1 OF 7



Terry Putman & Associates, Inc.
Land Planning and Development Consulting
Park Planning and Design

TPA

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e-mail: theputman@msn.com

Designed By:

ALPINE DESIGN
Landscape Architecture
by Janette Kuhnel, PLA

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AlpineDesignLA@gmail.com
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Windmill Mesa Park

Widefield Parks & Recreation

Widefield School District 3

4610 Fencer Rd. Colorado Springs, CO 80911

Demolition Plan

DATE:	SCALE:
Feb. 22, 2017	PER PLAN

REVISION:	DATE:	ISSUE:
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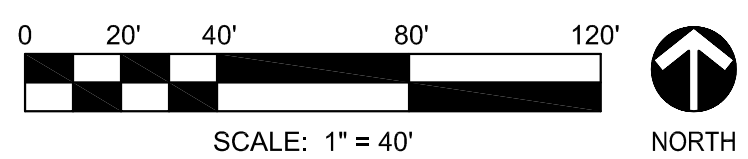
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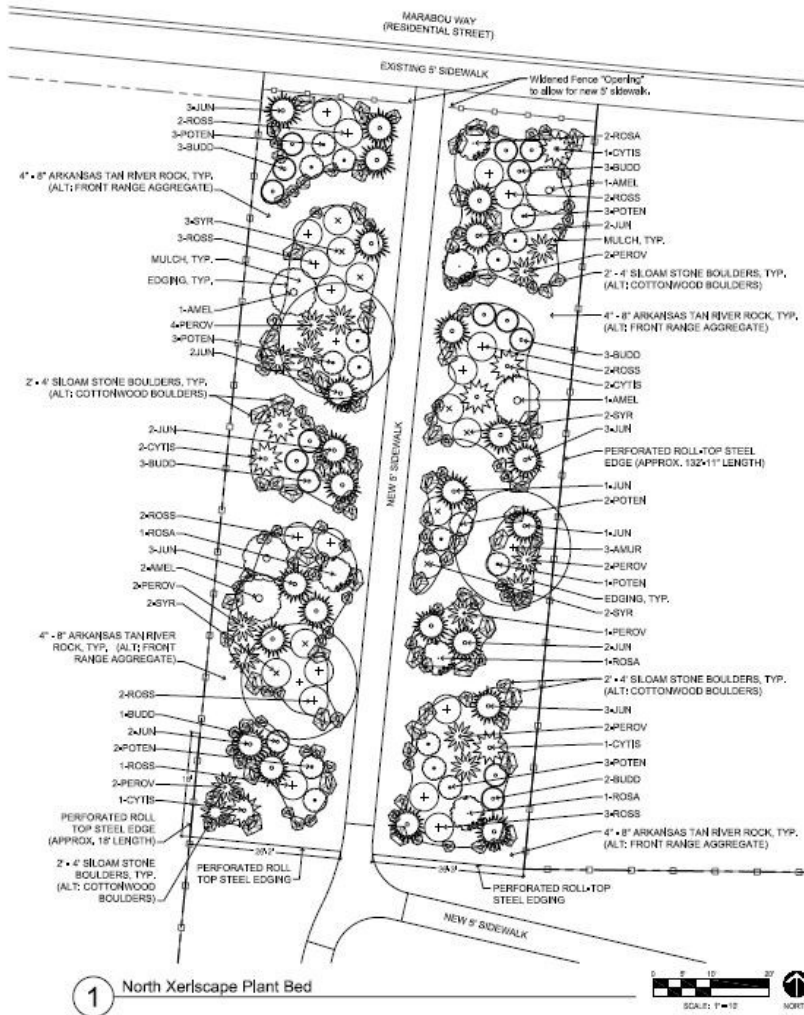
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DATE:	SCALE:
Feb. 22, 2017	PER PLAN

REVISION:	DATE:	ISSUE:
#1	03/25/2017	For Construction

3 OF 7



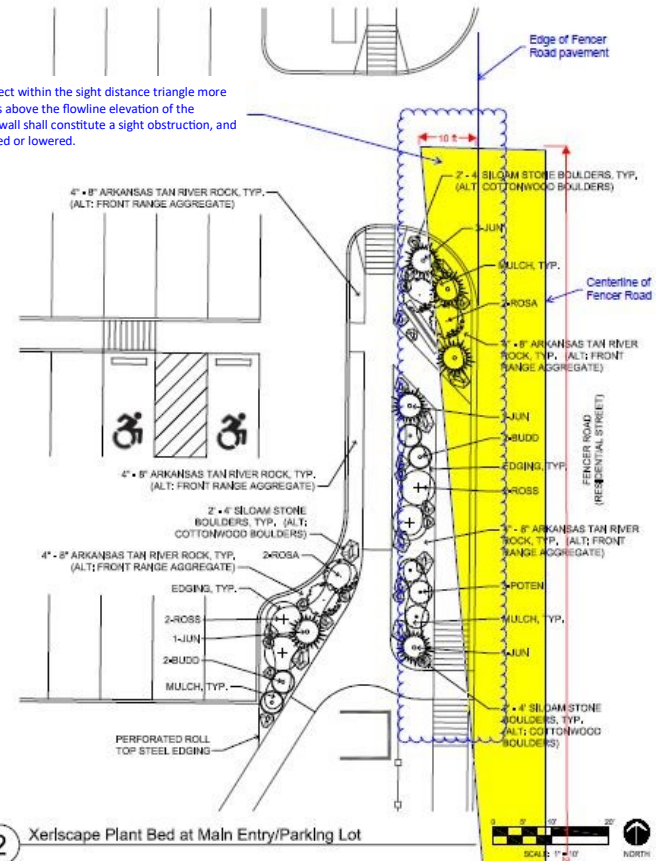


1 North Xeriscape Plant Bed

NOTES:

- The landscape contractor is to locate all underground utility lines/infrastructure prior to the start of work.
- Grub and stumps to be removed in areas to be graded prior to installing hardscape. Topsoil to be installed over all disturbed areas.
- All finished grades shall provide for the natural runoff of water without low spots or pockets. Establish accurate flow lines. Provide a minimum 1% grade in unexcavated areas.
- For isolated and cleared areas, hold finished grades a minimum distance below the top of adjacent pavement or curb as follows: 1 inch for asphalt 1/2 inch for concrete.
- Soil to be amended per the recommendations of a Soil Analysis. Soil amendments to be mixed into the top 8\"/>

Note: Any object within the sight distance triangle more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and will be removed or lowered.



2 Xeriscape Plant Bed at Main Entry/Parking Lot

PLANT SCHEDULE

Sym	Qty	Schedule Name	Common Name	WH	Power	Season	Size	Color	Notes
TREES									
AMUR	5	Acer glabrum 'Nimbus'	Nimbus Amur Maple	20/20	---	---	2' dia.	dark	
SHRUBS									
AMBL	6	Arbutus do R. 'Nigra'	Bayberry or Madroño	0/0	10/0	0	2' dia.	dark	
BLOD	19	Buddleia cordata 'Nana'	Common Buddleia (Nana Butterfly Bush)	6/6	24/24	0	2' dia.	dark	
CYTH	3	Caryopteris japonica 'Nana'	Japanese Spicebush	0/0	10/0	0	2' dia.	dark	
ELA	30	Elaeagnus angustifolia 'Nana'	Silver Cholla	0/0	---	---	2' dia.	dark	
FRCHN	13	Parosela do R. 'Nana'	Ranunculus	0/0	10/0	0	2' dia.	dark	
FRYPT	16	Fraxinus excelsior 'Nana'	European Ash	0/0	10/0	0	2' dia.	dark	
ROSA	16	Rosa 'Vibram' 'Nana'	Double Double-Double Shrub Rose	6/6/10/0	---	---	2' dia.	dark	
ROSE	21	Rosa 'Vibram' 'Nana'	Double Double-Double Shrub Rose	6/6/10/0	Shrub	SP/4	2' dia.	dark	
SPYR	0	Spirea japonica 'Nana'	Japanese Spirea	0/0	10/0	0	2' dia.	dark	

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Park Planning and Design

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Windmill Mesa Park
Widefield Parks & Recreation
Widefield School District 3
4610 Fencer Rd. Colorado Springs, CO 80911

Planting Plan

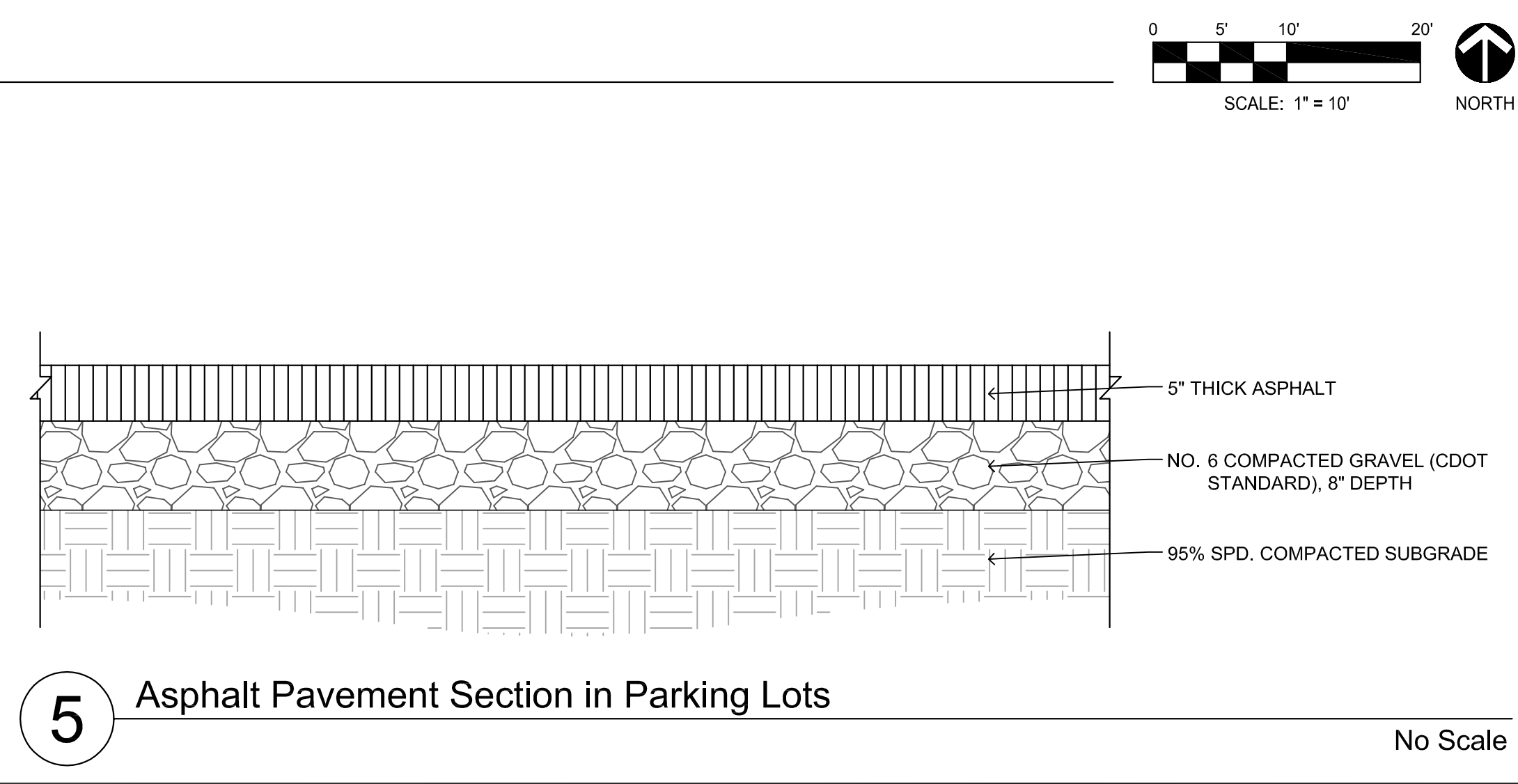
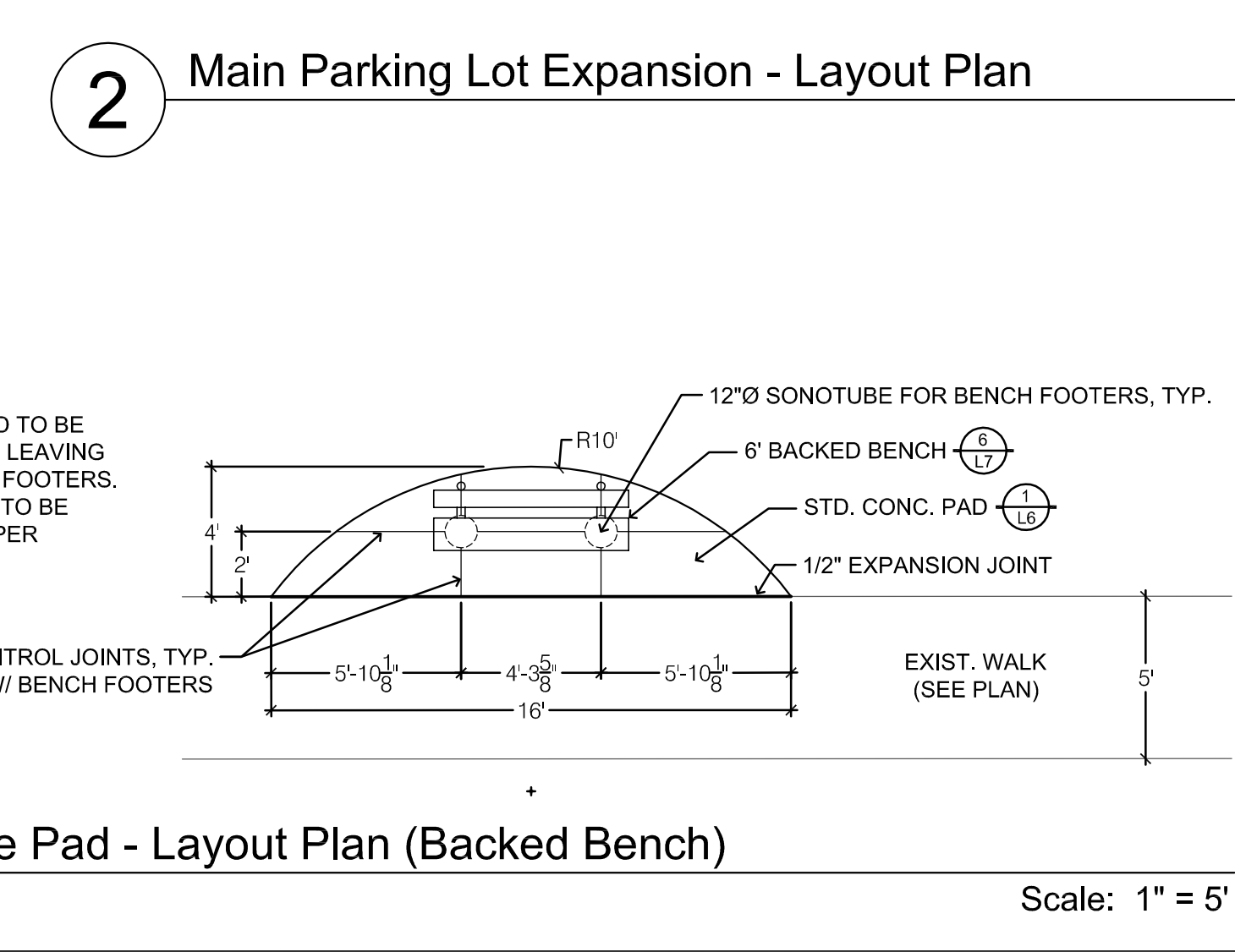
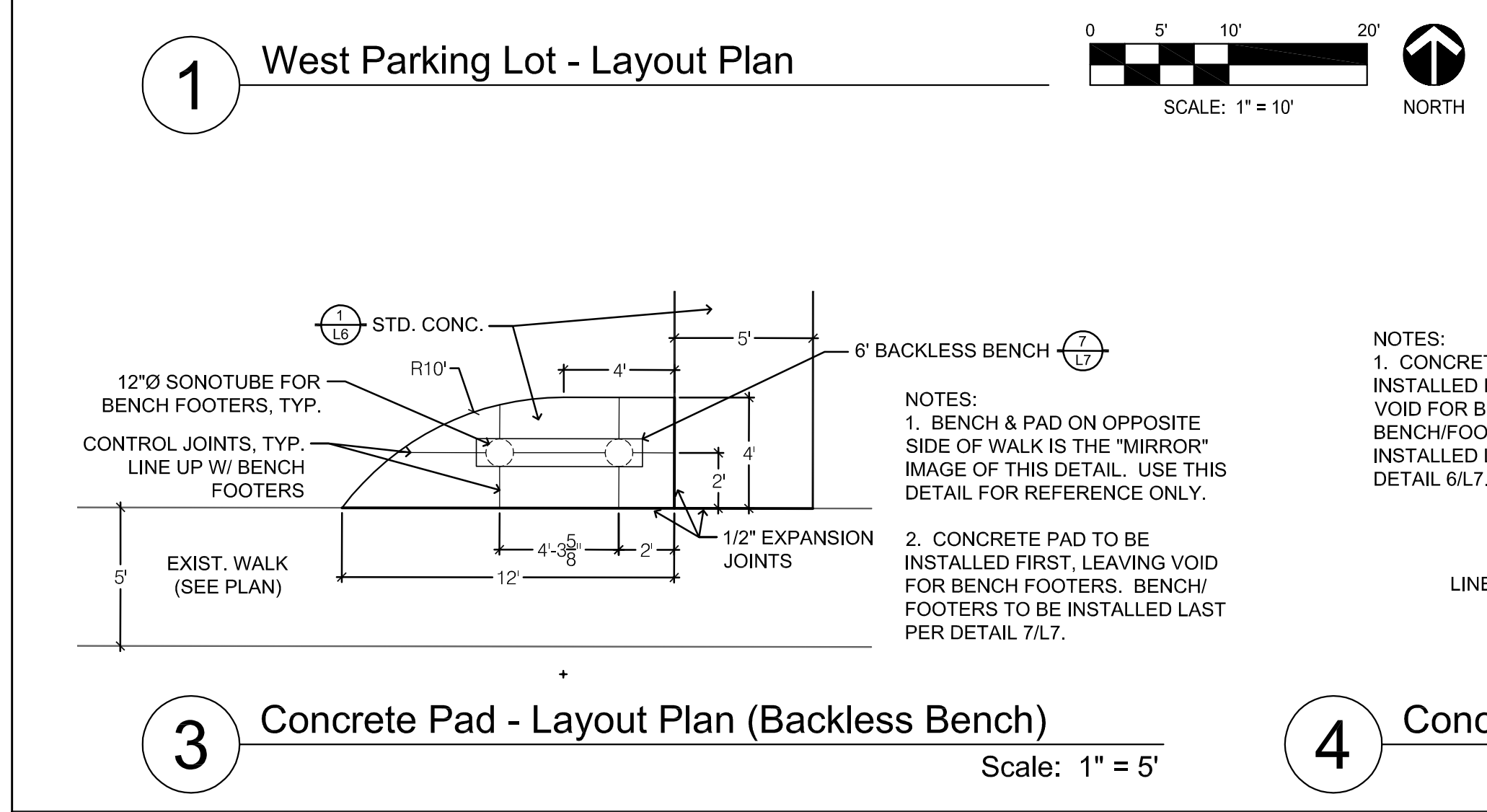
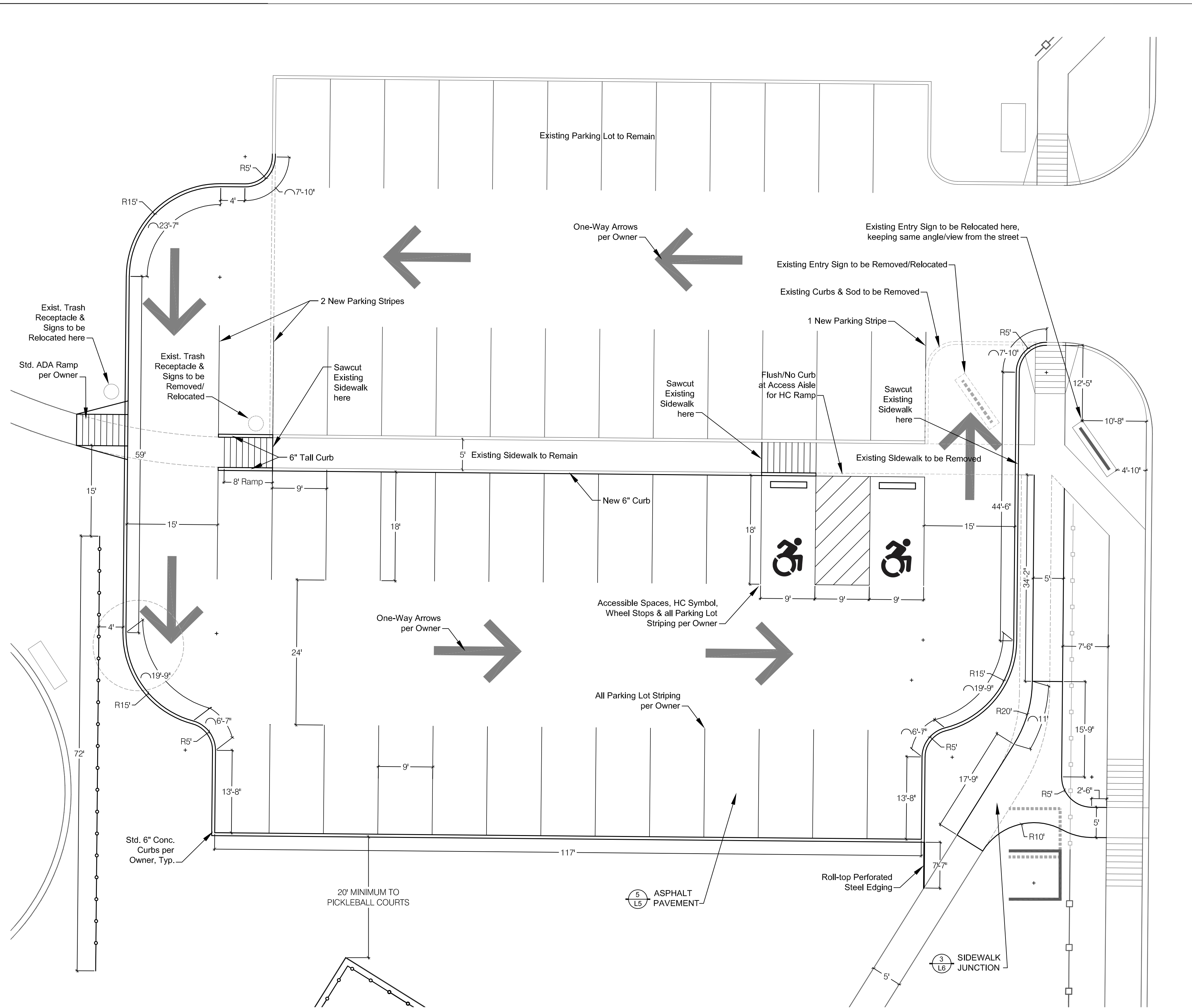
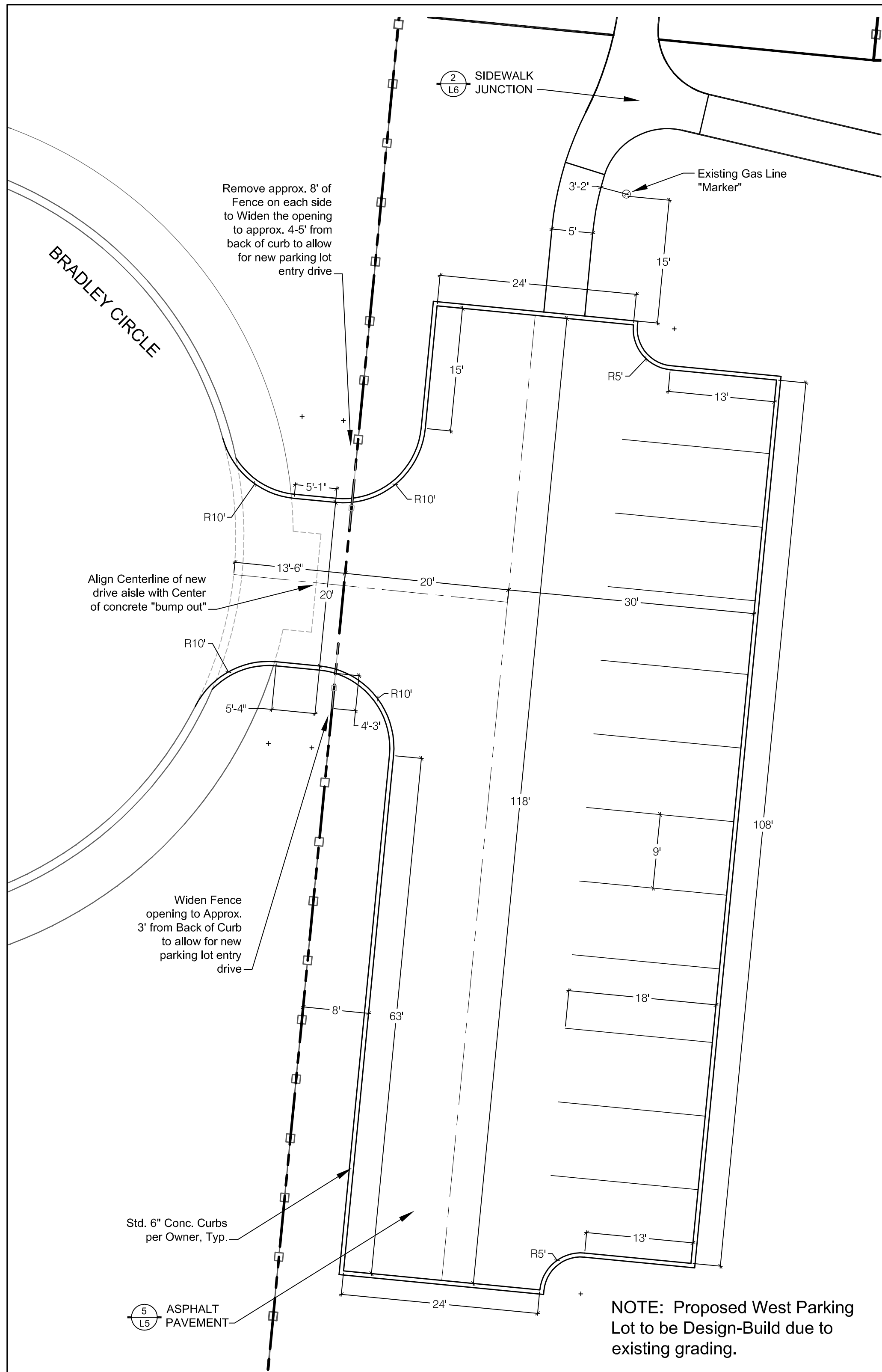
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4 OF 7



Windmill Mesa Park

Widefield Parks & Recreation

Widefield School District 3

4610 Fencer Rd. Colorado Springs, CO 80911

Site Details

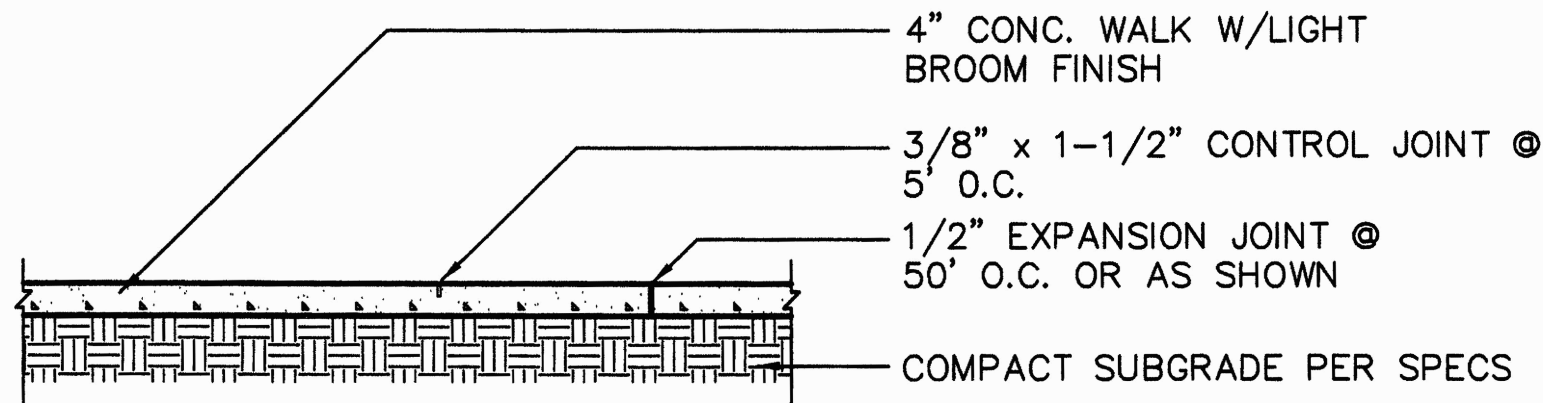
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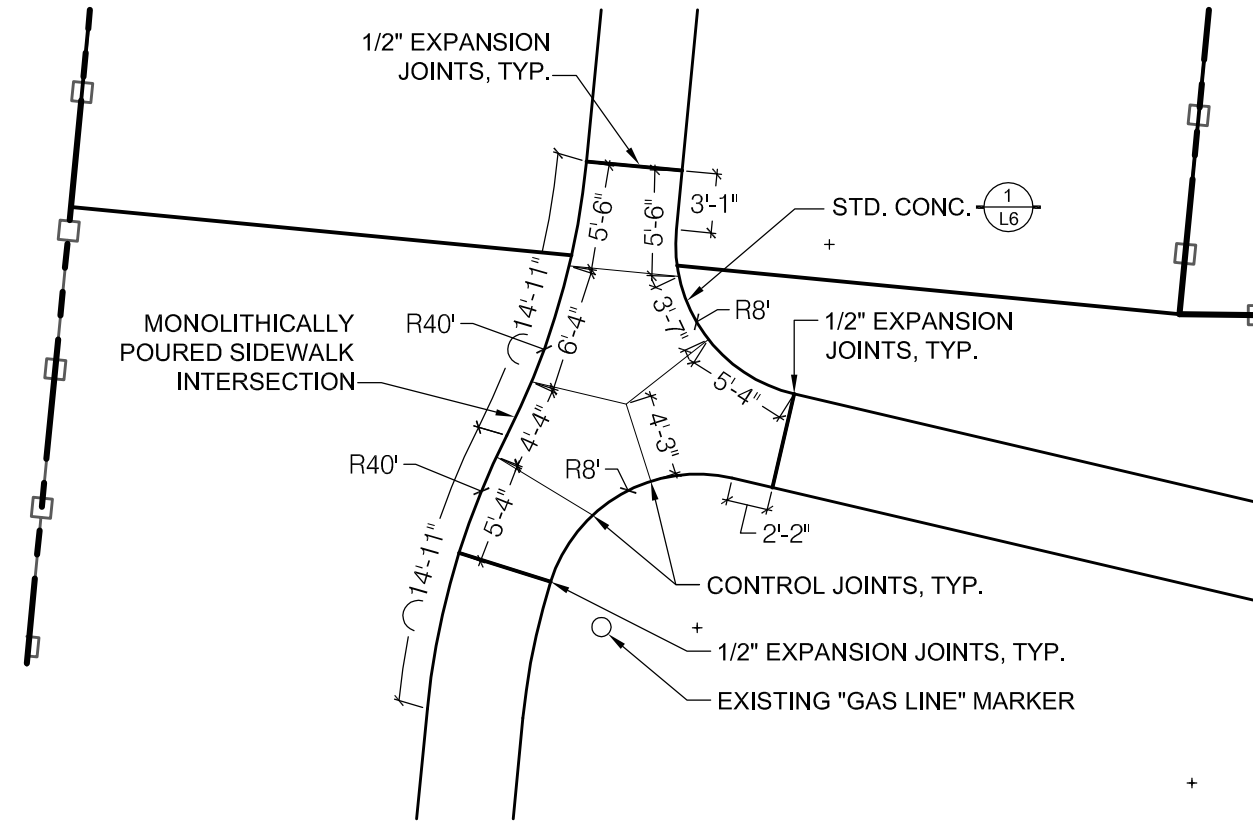
CONCRETE:
4,000 PSI @ 28 DAYS.
3/4" COURSE AGGREGATE.
4" SLUMP (W/O SUPERPLASTICIZER).
4.5% MIN AIR CONTENT.

*USE FIBER MESH REINFORCED CONCRETE THROUGHOUT.
MEDIUM BROOM FINISH (UNLESS OTHERWISE NOTED).
STANDARD CONCRETE COLOR.

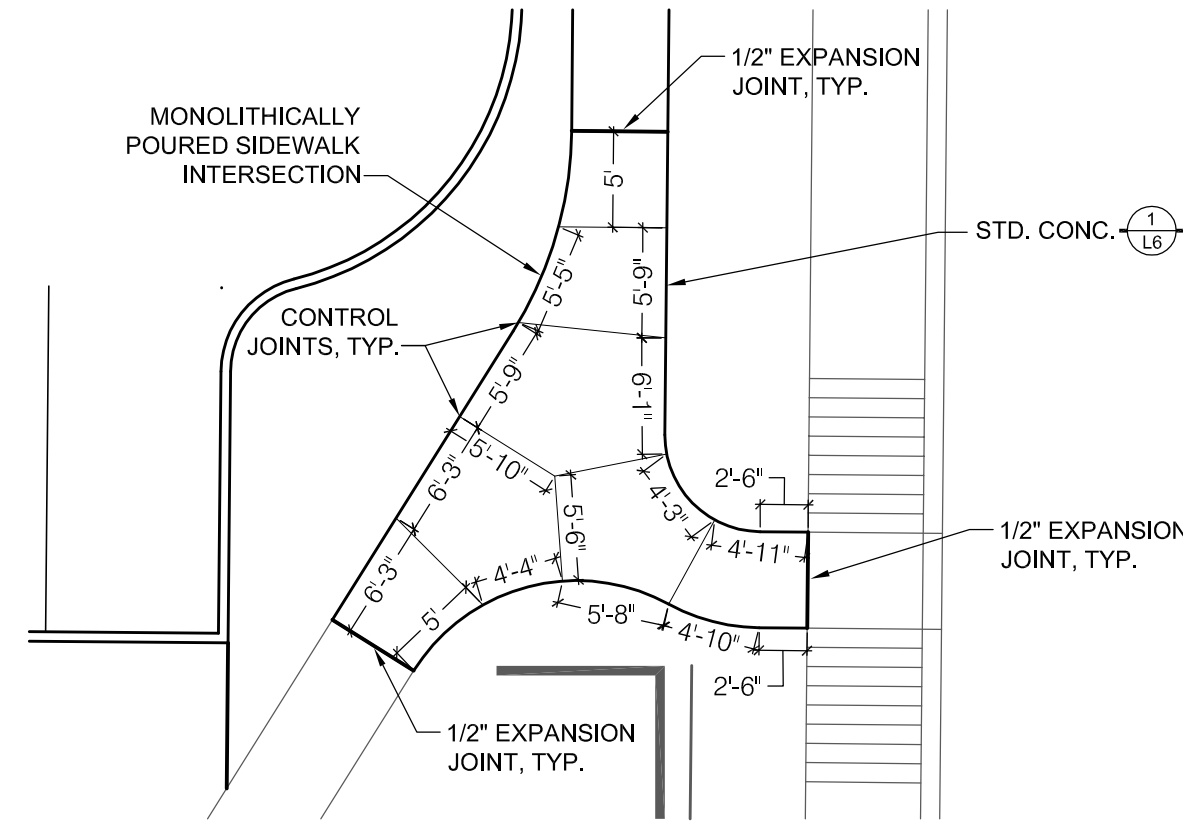
FOR ALL EXPANSION JOINTS:
1/2" WIDE, FULL DEPTH OF CONCRETE.
1/2" DEEP POURED URETHANE SEALANT OVER
FIBERBOARD.
SEALANT COLOR TO MATCH STANDARD
CONCRETE.



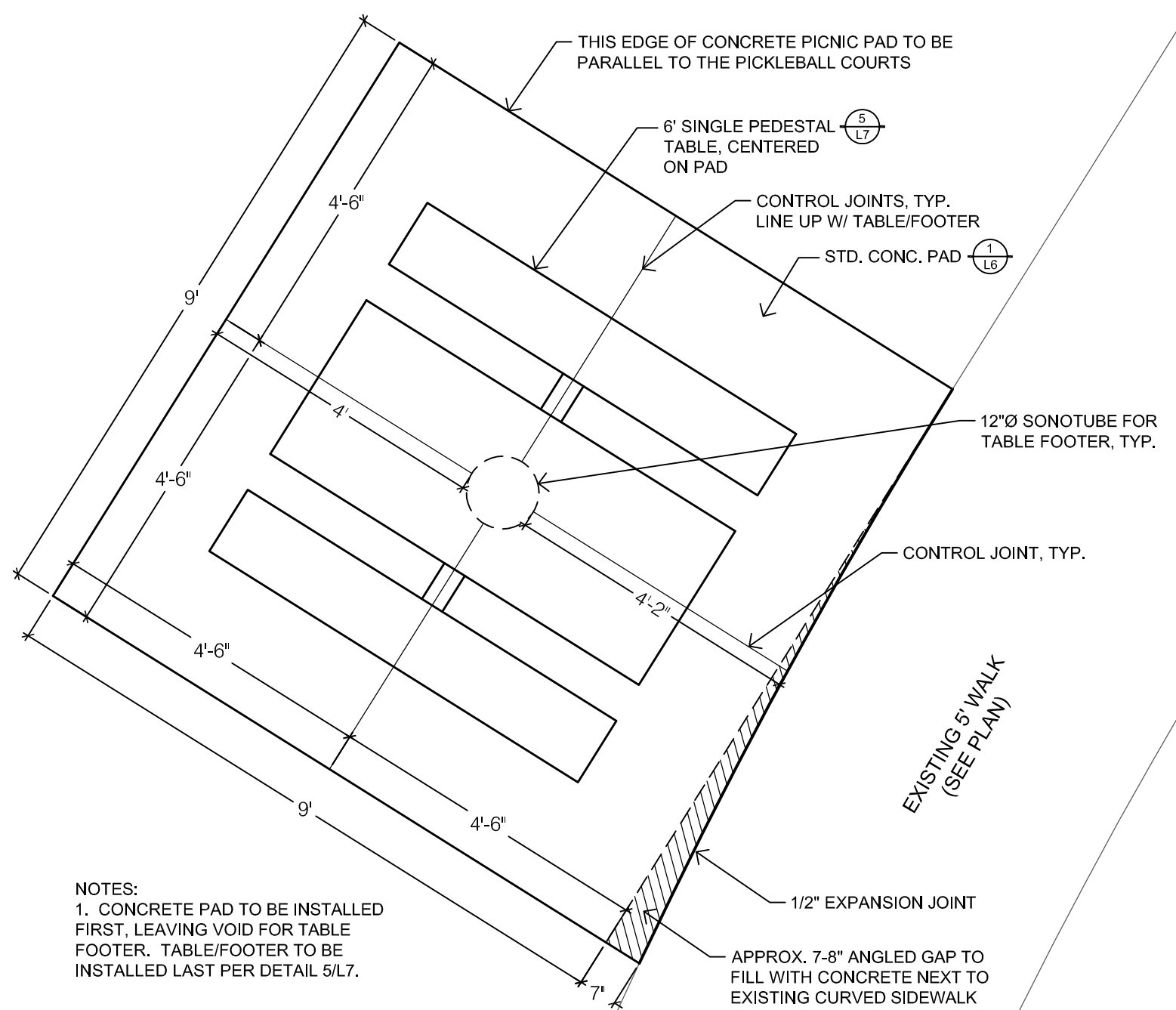
1 Standard Concrete Walk / Pad
Scale: 1/2" = 1'-0"



2 Monolithic Concrete Sidewalk Junction
(West side)
Scale: 1" = 10'

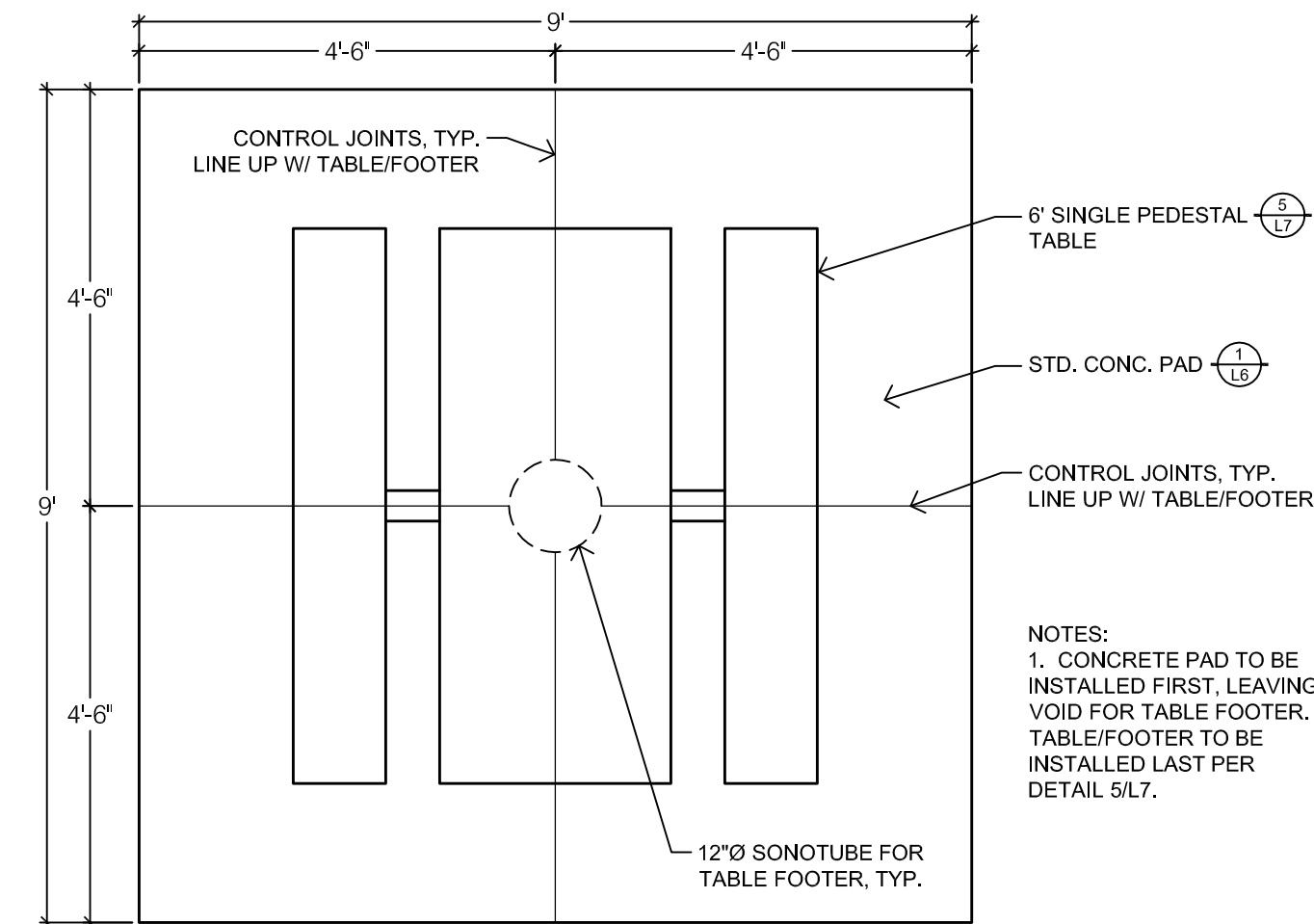


3 Monolithic Concrete Sidewalk Junction
(East side by Main Entry)
Scale: 1" = 10'



NOTES:
1. CONCRETE PAD TO BE INSTALLED FIRST, LEAVING VOID FOR TABLE & BENCH FOOTERS. TABLES/BENCH FOOTERS TO BE INSTALLED LAST - TABLES PER DETAIL 4/L7, AND BENCH SIMILAR TO DETAIL 6/L7 - BUT MUST VERIFY LOCATION/ DIMENSIONS OF EXISTING BENCH PEDESTALS/FOOTERS FIRST!
2. "CONTROL JOINTS" TO BE INSTALLED AND SHALL LINE UP TO DUAL PEDESTALS/FOOTERS OF THE 3 NEW PICNIC TABLES & THE BENCH FOOTERS. LOCATIONS TO BE VERIFIED ON SITE WITH OWNER/OWNER'S REPRESENTATIVE AND IN ORDER TO CREATE A NICE PATTERN/DESIGN IN THE CONCRETE PAD.

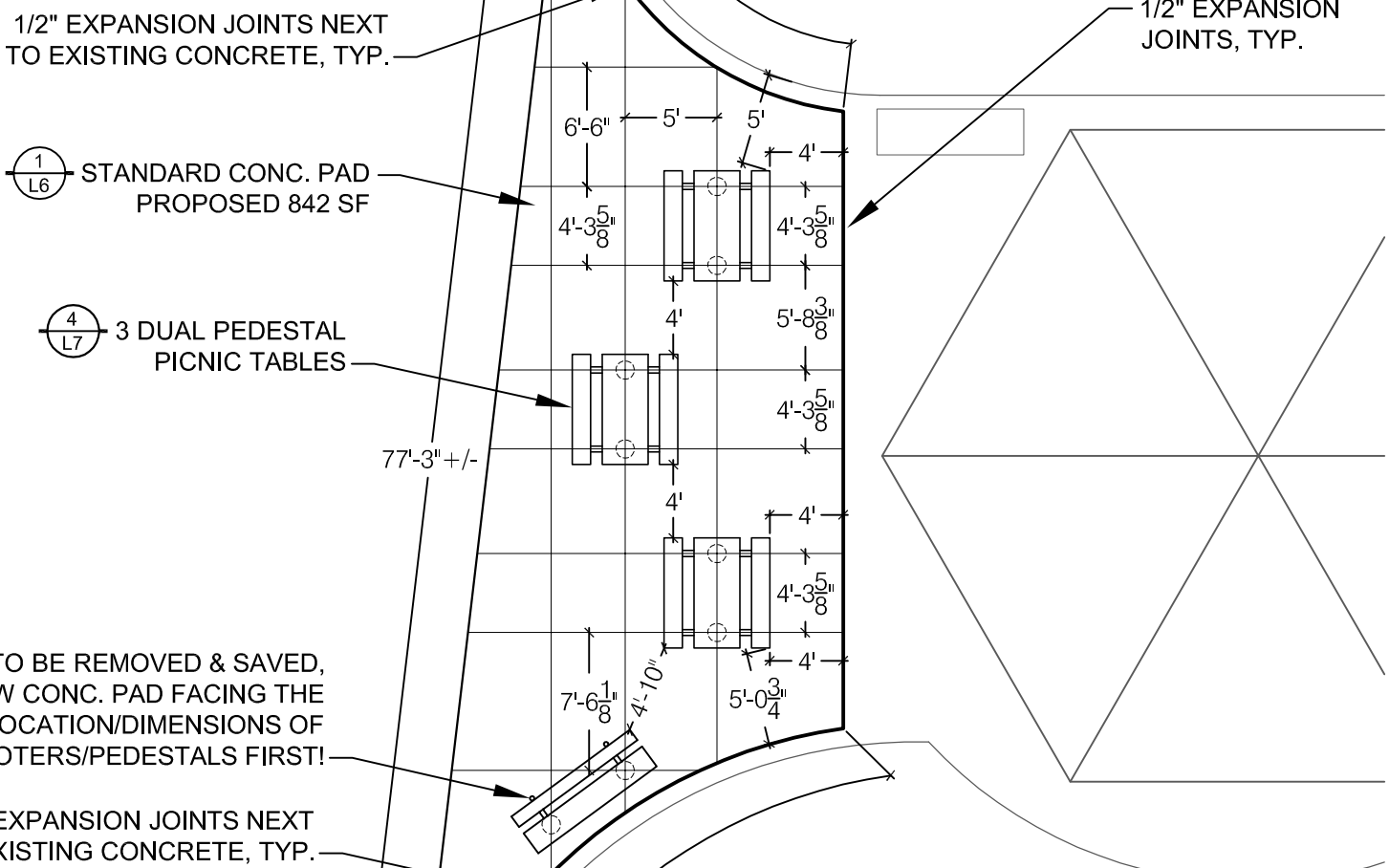
4 Concrete Pad at Exist. Walk / Picnic Table (In-ground Mount)
SCALE: 1/2" = 1'



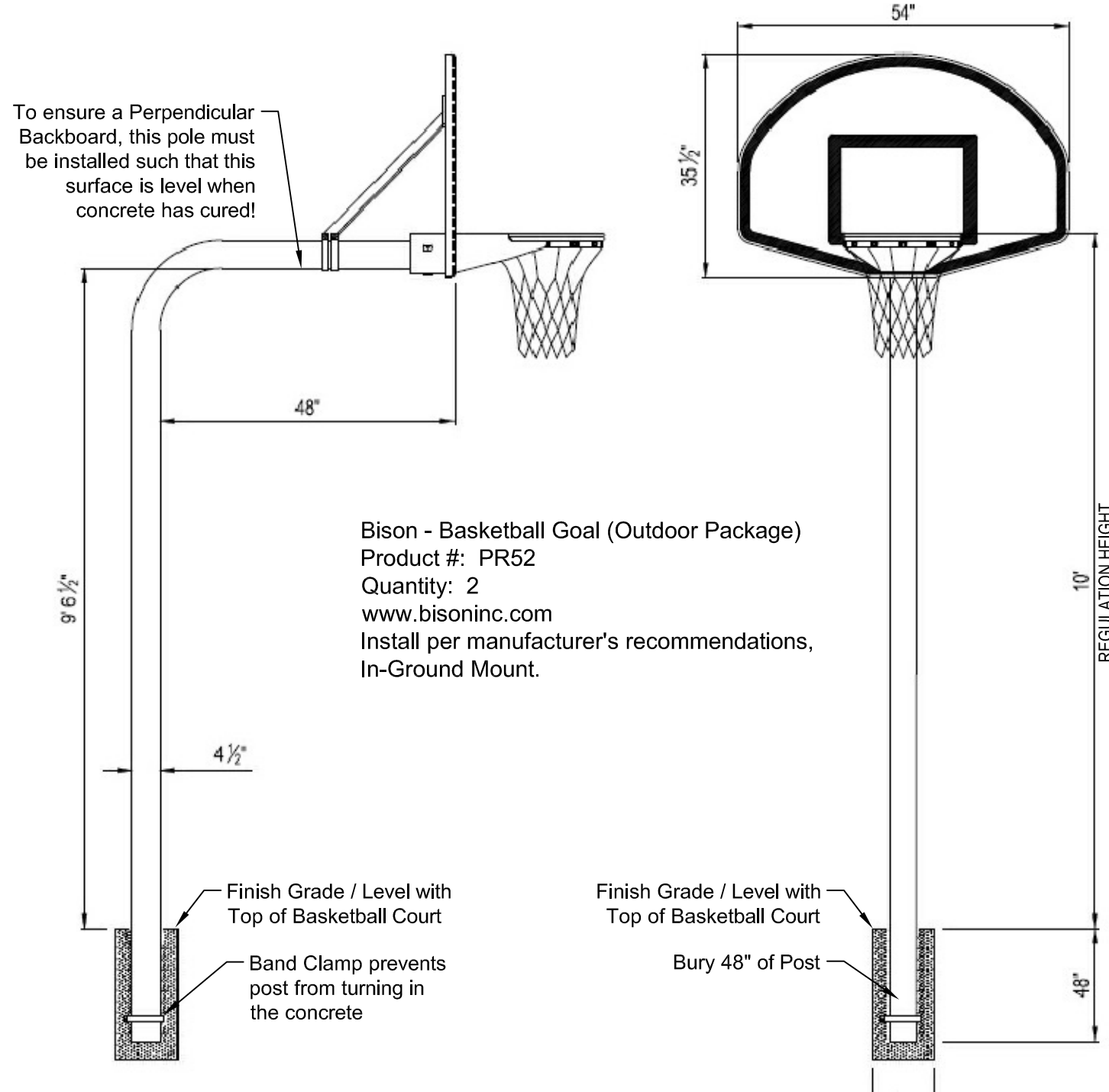
NOTES:
1. CONCRETE PAD TO BE INSTALLED FIRST, LEAVING VOID FOR TABLE FOOTER. TABLE/FOOTER TO BE INSTALLED LAST PER DETAIL 5/L7.

5 Concrete Pad & Picnic Table (In-ground Mount)
SCALE: 1/2" = 1'

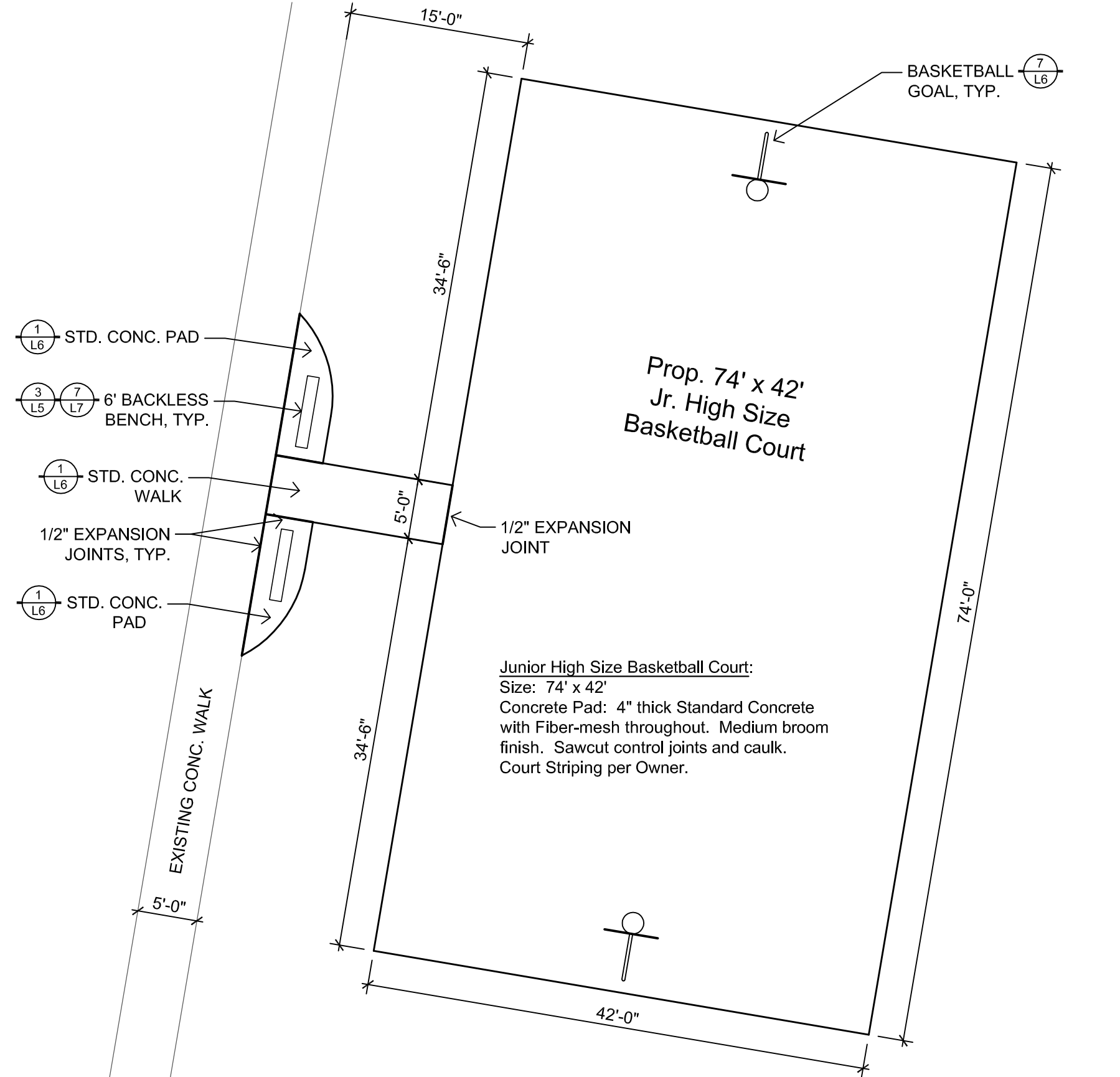
STRAIGHT OUTER EDGE OF NEW CONC. PAD SHALL BE "TANGENT" TO BOTH EXISTING ARCS/CURVED EDGES OF EXIST. PLAY AREAS



6 Concrete Pad by Existing Pavilion
Scale: 1" = 10'



7 Basketball Goal (In-ground Mount)
No Scale



8 Basketball Court Layout
Scale: 1" = 10'

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phone: 719.641.1539 fax: 719.590.1566
e-mail: theputman@msn.com

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Phone: (719) 290-5330

Windmill Mesa Park

Widefield Parks & Recreation

Widefield School District 3

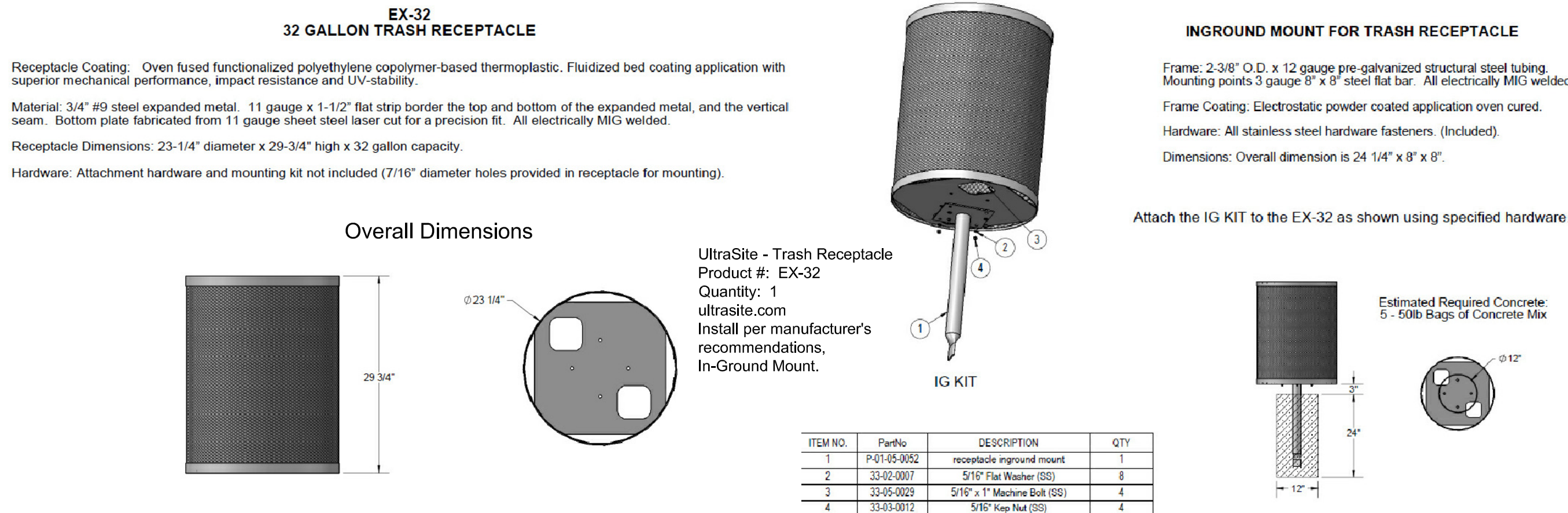
4610 Fencer Rd. Colorado Springs, CO 80911

Site Details

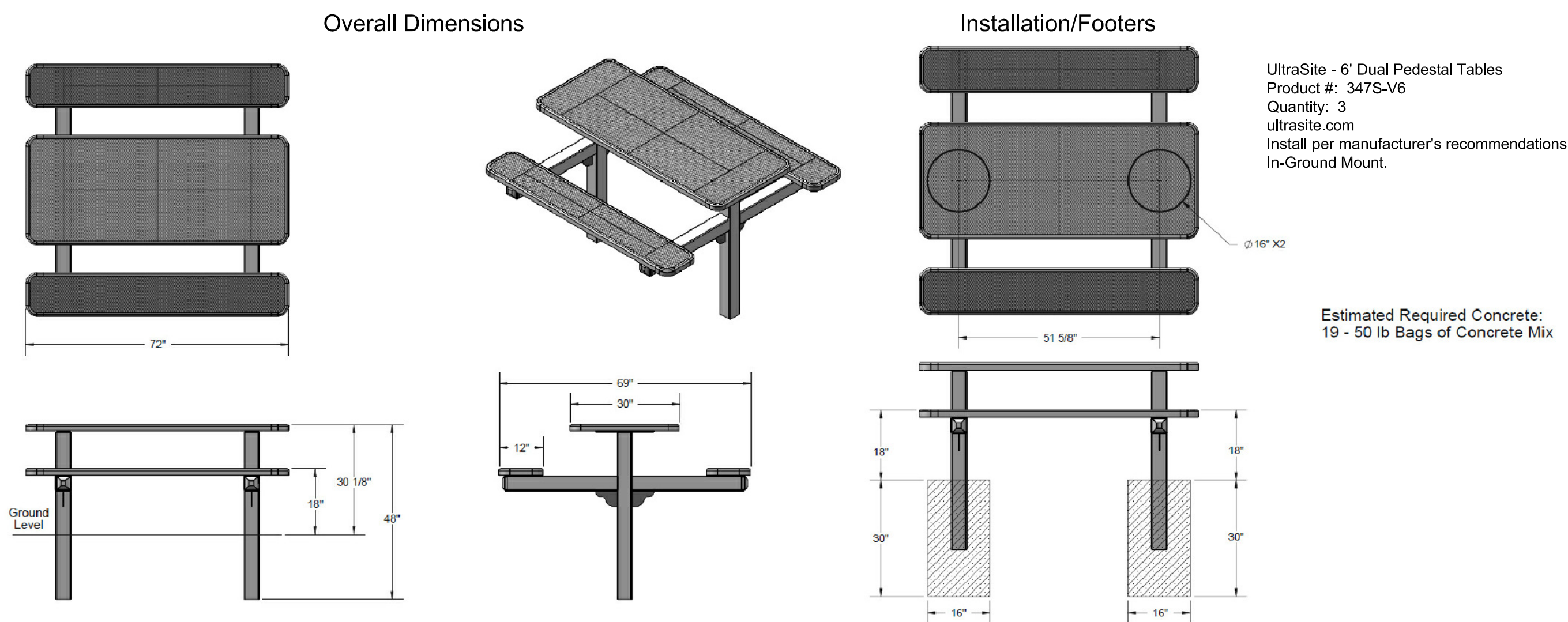
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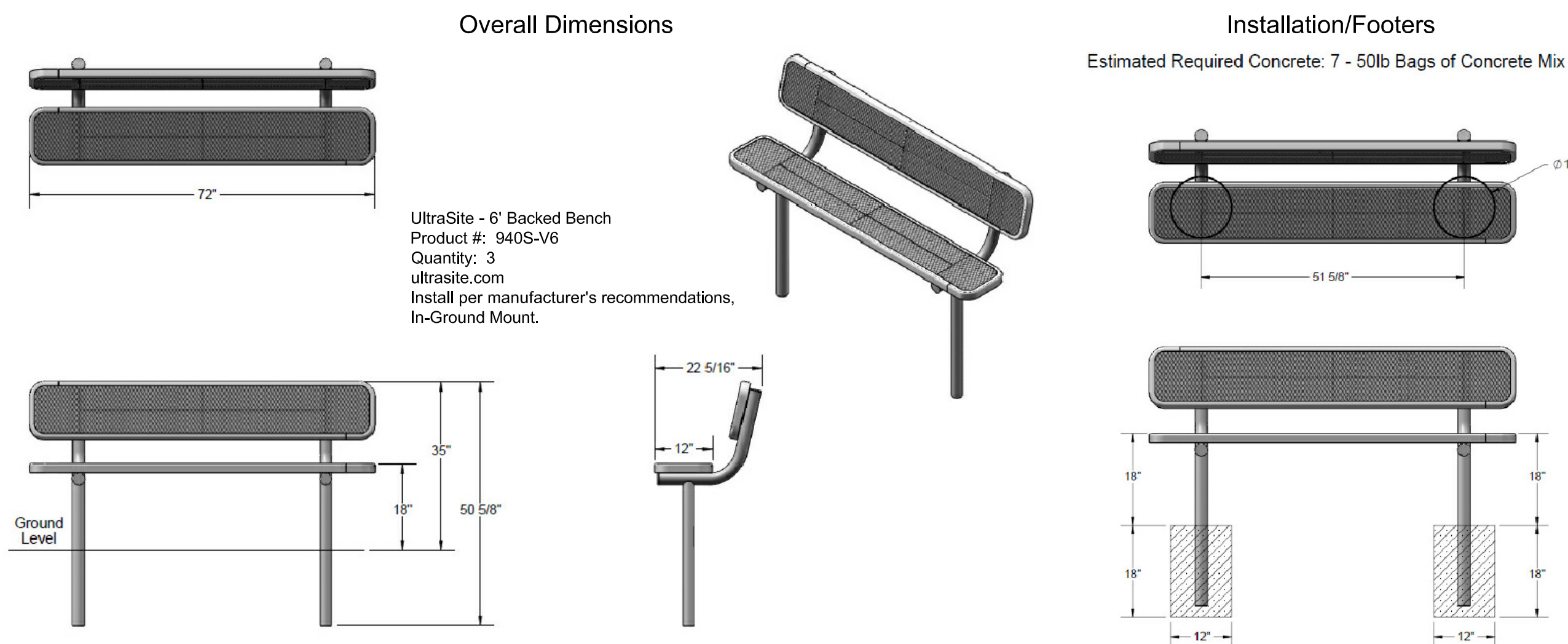
SHEET
L6
6 OF 7



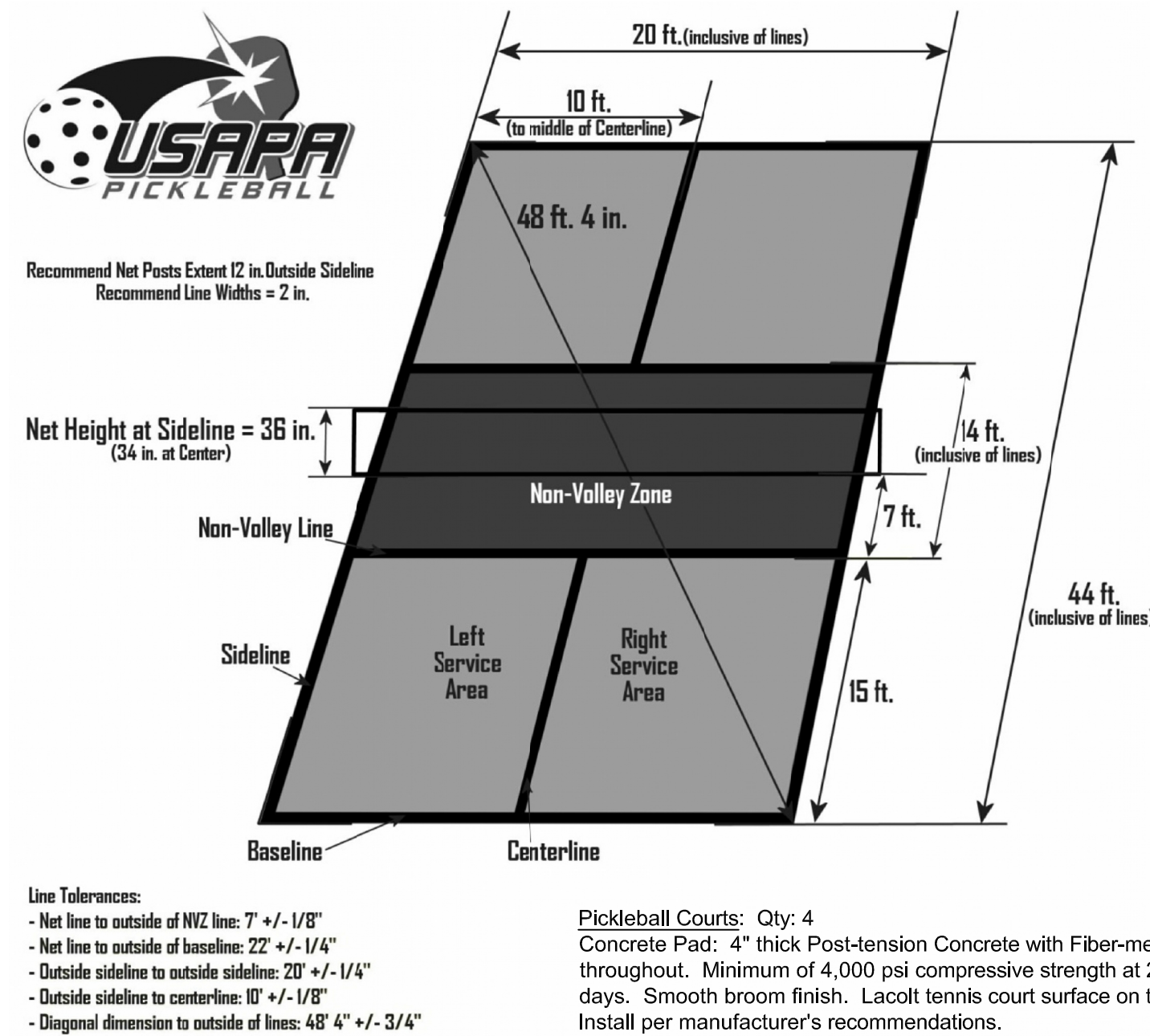
1 Trash Receptacle (In-ground Mount) No Scale



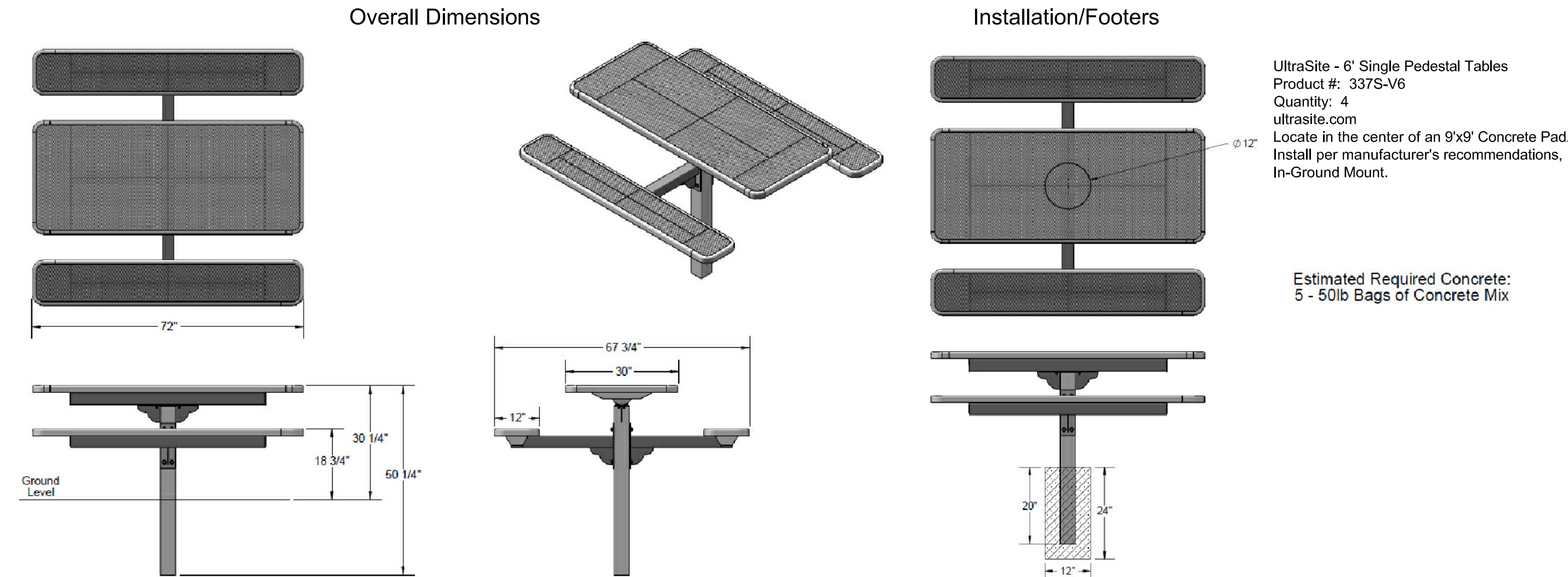
4 6' Dual Pedestal Table (In-ground Mount) No Scale



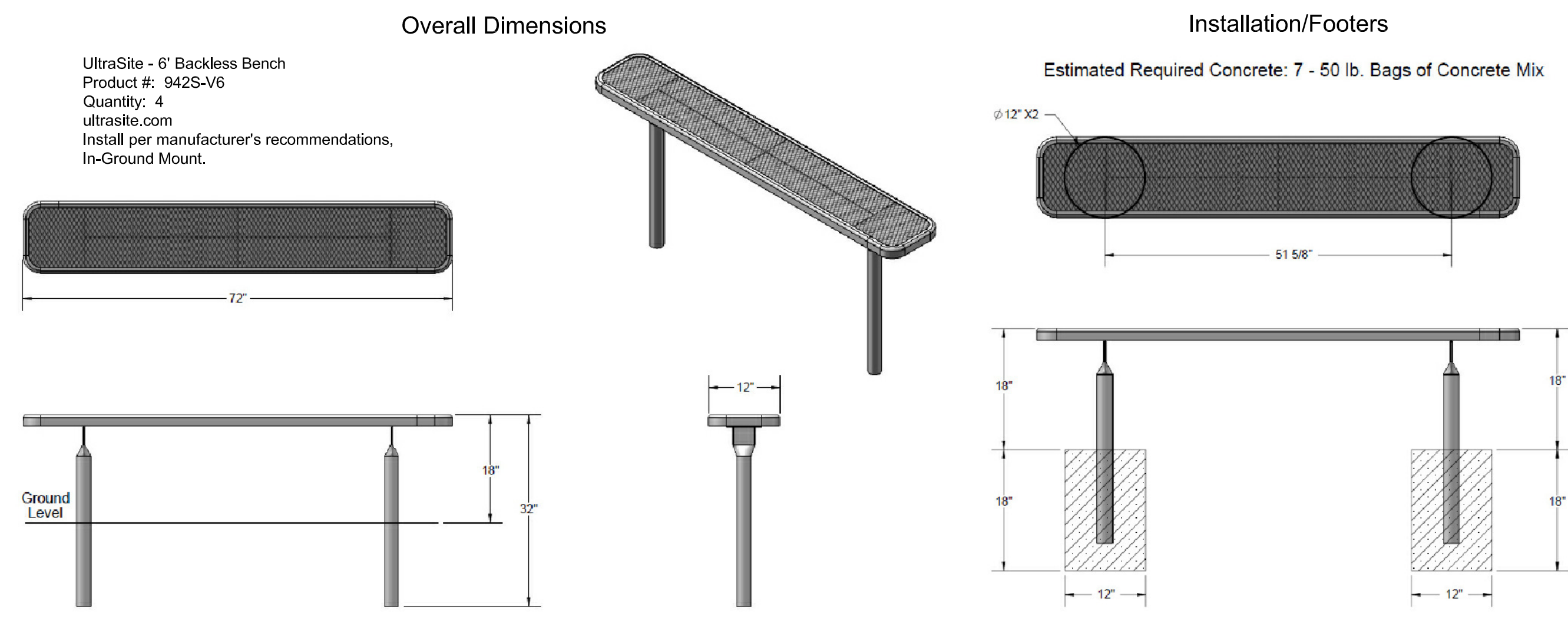
6 6' Backless Bench (In-ground Mount) No Scale



2 Pickleball Court Layout No Scale



5 6' Single Pedestal Table (In-ground Mount) No Scale



7 6' Backless Bench (In-ground Mount) No Scale

Fence around Pickleball Courts & by Playground:

Fence to be 4' high, be 9-gauge galvanized chain link, and have a minimum zinc coating of 1.2 oz. per square foot. Top and bottom selvage of the fabric shall be knuckled, with 1 3/4" mesh. The fabric shall meet ASTM A392. Fabric/mesh to be mounted to the inside/court side of the posts.

All line, terminal, and gate posts shall be 2 7/8" O.D. (outside diameter), with a wall thickness of .160" and a minimum yield strength of 50,000 psi (pounds per square inch). Posts to be set at 8' centers.

Fence to have Top Rail only. Top Rail shall be 1 5/8" O.D. pipe with a wall thickness of .111" and a minimum yield strength of 50,000 psi.

Include a Gate at each sidewalk/entry to the courts. Construct gate frames with 1 5/8" O.D. rail material with welded corners. Provide fabric filler same as used in fence, and use heavy duty galvanized hardware with lockable latches. 5' wide minimum gate "Opening" to allow for ADA access.

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Widefield School District 3
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Site Details

DATE:	SCALE:
Feb. 22, 2017	PER PLAN

REVISION:	DATE:	ISSUE:
#1	03/25/2017	For Construction

SHEET

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7 OF 7