

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Meadowbrook Crossing Preliminary Plan and Filing No. 1 Final Plat (Review 2)

**Agenda Date:** August 9, 2017

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### Background Information:

Request for approval by Thomas & Thomas on behalf of Meadowbrook Crossing, LLC, for Meadowbrook Crossing Preliminary Plan, consisting of 114 single-family residential lots, and Filing No. 1 Final Plat, consisting of 79 single-family residential lots, both on 32.27 acres. The property is zoned RS-5000, and is located at the intersection of East Highway 24 and Meadowbrook Parkway.

On June 14, 2017, the Park Advisory Board endorsed the Meadowbrook Crossing Preliminary Plan and Final Plat, which consisted of all 114 single-family residential lots, with approximately 11.4 acres of dedicated open space, some of which is located along the banks of Sand Creek East Fork. Since that endorsement, a FEMA Letter of Map Revision (LOMR) floodplain modification application has been submitted for approval, and until such time, only 79 lots will be included in Filing No. 1 Final Plat, with the remaining 35 lots to be platted at a later date as Filing No. 2. The reduction of total lots in Filing No. 1 Final Plat has reduced the overall housing unit density to 2.45 units per acre, thus negating urban park fees for this particular plat. However, the Preliminary Plan includes all 114 lots, and is still subject to urban park fees.

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under a PUD zoning classification. However, the proposed plat contains 498,305 square feet or 11.44 acres of open space, which is 35.5% of the total project area. The plan does show a future dog park in Tract F whose development is contingent on available future funding and construction of a bridge across the East Fork of Sand Creek. Tracts I through L have been designated as open space/future residential, development of which is pending FEMA LOMR application approval.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The surrounding neighborhood offers a 9-hole golf course located .25 mile west of the project area and two elementary school playgrounds, each located .75 mile from the project site. El Paso County Parks staff encouraged the developer to explore urban park options in the form of a pocket park or other recreational opportunities and provided information on the Urban Park Grant Program. The project is served by the Meadowbrook Metropolitan District, which could apply for an Urban Park Grant to supplement the funding and construction of the dog park and other park amenities.

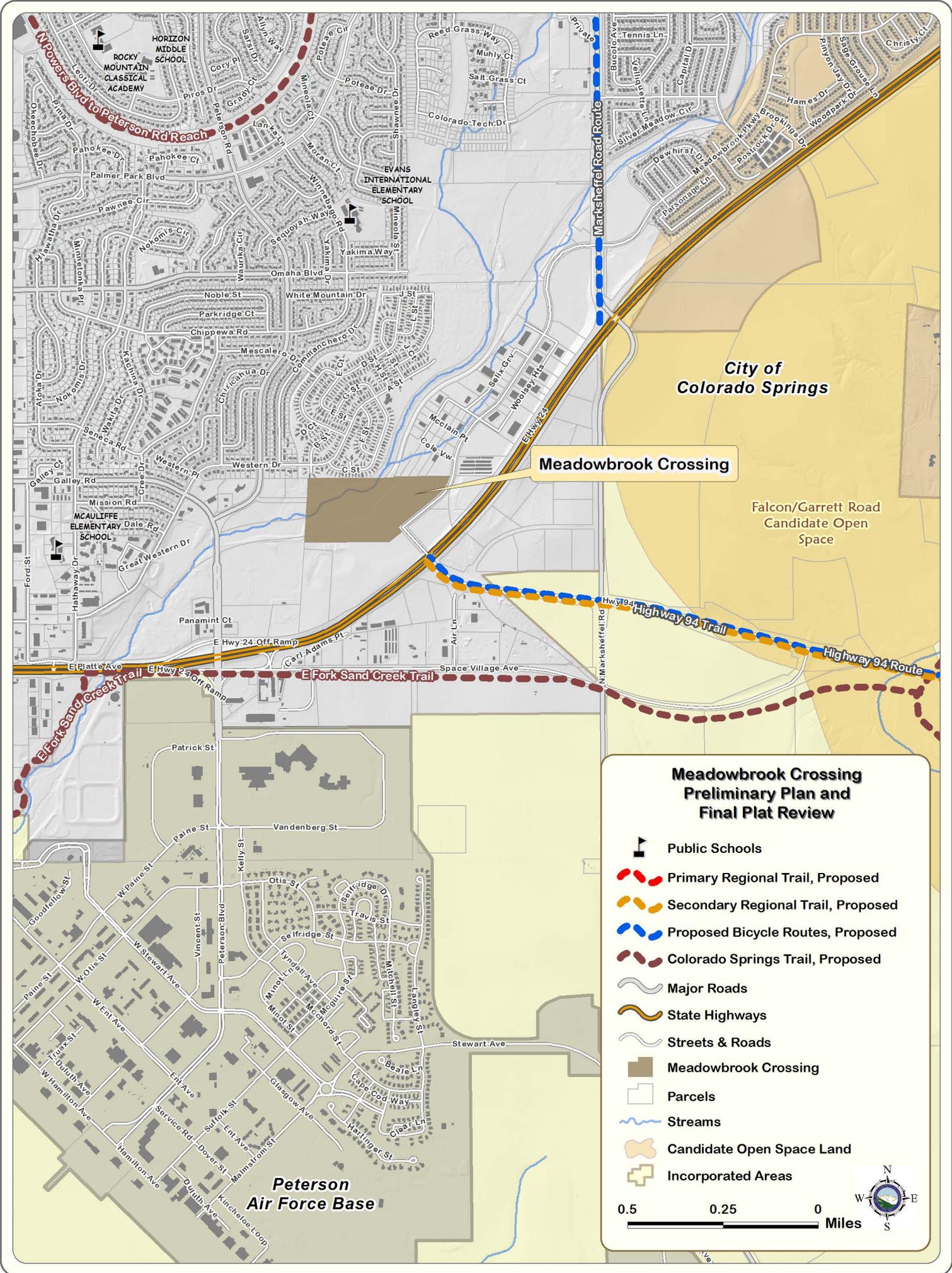
As no trail easement dedications are required, Staff recommends fees in lieu of land dedication.

**Recommended Motion (Preliminary Plan):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298.

**Recommended Motion (Filing No. 1 Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$32,153.



City of Colorado Springs

Meadowbrook Crossing

Falcon/Garrett Road Candidate Open Space

**Meadowbrook Crossing Preliminary Plan and Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Meadowbrook Crossing
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

August 9, 2017

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Meadowbrook Crossing	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	32.27
Meadowbrook Crossing, LLC	Thomas & Thomas	Total # of Dwelling Units	114
90 South Cascade Avenue, Suite 1500	Jim Houk	Gross Density:	3.53
Colorado Springs, CO 80903	702 North Tejon Street	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	5

Existing Zoning Code: **RS-5000**      Proposed Zoning: **RS-5000**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

**LAND REQUIREMENTS**

Urban Density:  (2.5 units or greater / 1 acre)

Regional Parks:            2  
 0.0194 Acres x 114 Dwelling Units = 2.212 acres

Urban Parks Area:	5
Neighborhood:	0.00375 Acres x 114 Dwelling Units = 0.43 acres
Community:	0.00625 Acres x 114 Dwelling Units = 0.71 acres
Total:	1.14 acres

**FEE REQUIREMENTS**

Regional Parks:            2  
 \$407.00 / Unit x 114 Dwelling Units = \$46,398.00

Urban Parks Area:	5
Neighborhood:	\$101.00 / Unit x 114 Dwelling Units = \$11,514.00
Community:	\$156.00 / Unit x 114 Dwelling Units = \$17,784.00
Total:	\$29,298.00

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298.

Park Advisory Board Recommendation: **Endorsed 08/09/2017**

