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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 30, 2017

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

**Subject: Meadowbrook Crossing Preliminary Plan and Final Plat (SP-17-002, SF-17-002)**

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Meadowbrook Crossing Preliminary Plan and Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on June 14, 2017.

Meadowbrook Crossing Preliminary Plan and Final Plat consist of 114 single-family residential lots and open space tracts on 32.27 acres. The property is zoned RS-5000, and is located at the intersection of East Highway 24 and Meadowbrook Parkway.

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.

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. 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.

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

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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.

Staff recommends 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 (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 (Final Plat):**

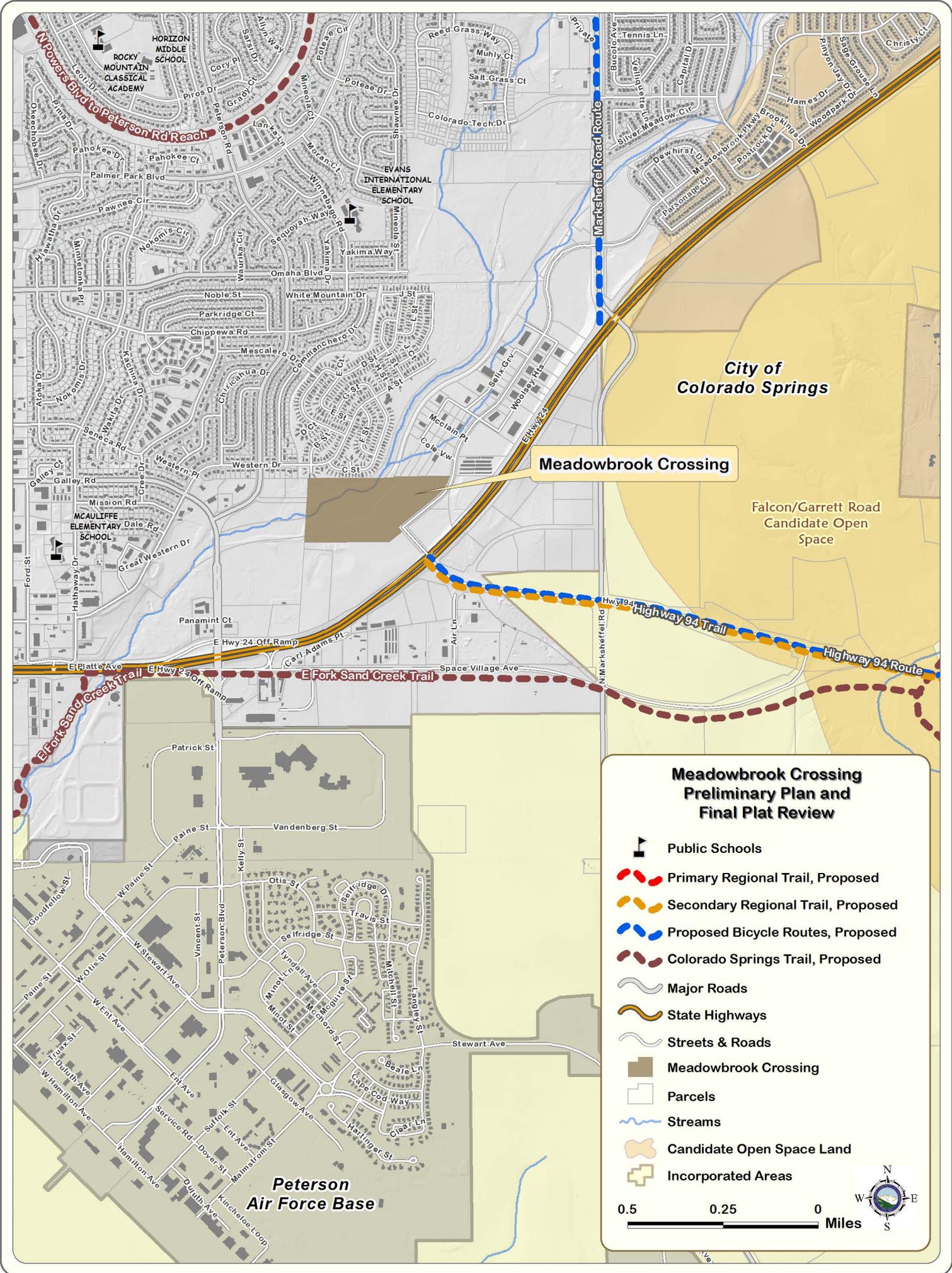
*Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298.*

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

Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

Cc: [dsdcomments@elpasoco.com](mailto:dsdcomments@elpasoco.com)  
Elaine Kleckner



### 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



**Peterson Air Force Base**

# Development Application Permit Review



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

June 14, 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:	<b>5</b>
Neighborhood:	<b>0.00375 Acres x 114 Dwelling Units = 0.43 acres</b>
Community:	<b>0.00625 Acres x 114 Dwelling Units = 0.71 acres</b>
Total:	<b>1.14 acres</b>

**FEE REQUIREMENTS**

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

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

**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:

# Development Application Permit Review



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

June 14, 2017

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