

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Meadowbrook Crossing Preliminary Plan and Final Plat

Agenda Date: June 14, 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 and Final Plat, consisting 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 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.

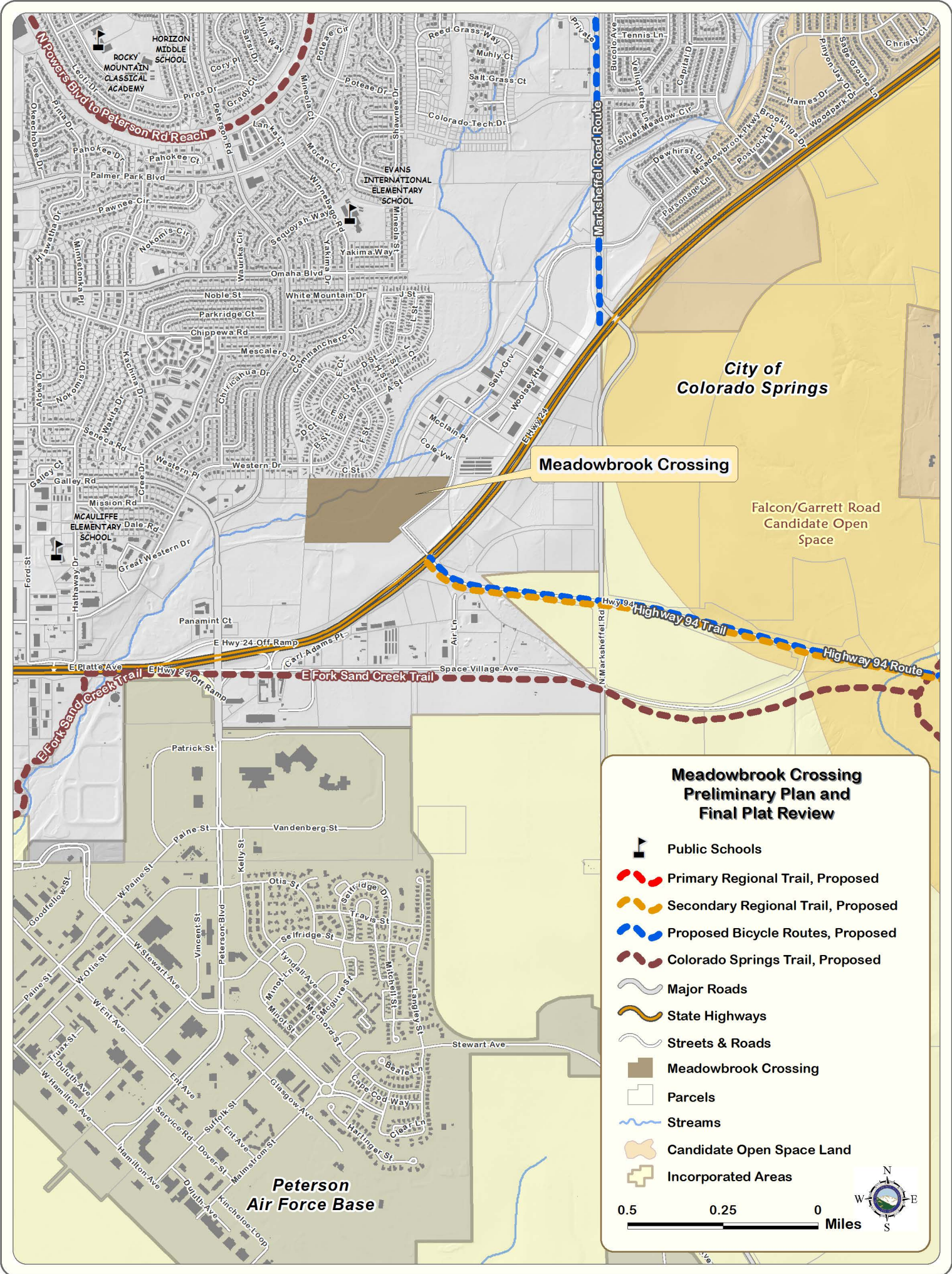
Staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298.

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.



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.
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LAND REQUIREMENTS

Regional Parks: 2	Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre)
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	Urban Parks Area: 5
\$407.00 / Unit x 114 Dwelling Units= \$46,398.00	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.
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Park Advisory Board Recommendation: **Endorsed 06/14/2017**