EL PASO COUNTY
COLORADO

COMMISSIONERS:
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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 1, 2021

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

Subject: The Estates at Rolling Hills Ranch Filing No. 2 PUD Amendment (PUDSP-21-012)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed The Estates at Rolling Hills Ranch Filing No. 2 PUD Amendment and has no additional comments of behalf of El Paso County Parks. Staff recognizes the slight modifications to the filing boundary and overall density, but these changes do not affect previously calculated park fees or other recommendations. Staff also recognizes the inclusion of the required 25-foot trail easement for the Meridian Ranch Secondary Regional Trail on the PUD Amendment plans. A Park Lands Agreement for the Filing No. 2 park area was approved by the Board of County Commissioners on July 20, 2021, and this agreement is not affected by the minor changes presented in this application.

The original Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan, Preliminary Plan, and Final Plat application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on November 12, 2020:

"This is a request by N.E.S., Inc., on behalf of GTL, Inc., for approval of The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan, Preliminary Plan, and Final Plat. The Estates at Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Rex Road. The proposed 117-acre development will include 98 single-family residential lots, with a minimum lot size of 0.50 acres. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows the proposed and partially existing Meridian Ranch Secondary Regional Trail running east-west through the northern-most section of the property. This paved concrete trail is completed to the west of the development, while it is proposed to the east, where it proceeds into Falcon Regional Park approximately 0.50 mile east of site. Furthermore, the proposed Arroyo Lane Regional Trail alignment is located 0.65 mile south of the property, while the existing Eastonville Regional Trail is located approximately 0.75 mile southeast of the property. Both the Eastonville and Meridian Ranch Regional Trails were constructed within the boundary of Falcon Regional Park in 2020, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.

The open space dedication proposed within The Estates at Rolling Hills Ranch Filing No. 2 comprises 38.83 acres, or 33% of the subdivision, and therefore exceeds the required open space dedication of 10%. The PUD Preliminary Plan and the Final Plat show a six-foot wide concrete trail along the northern plat boundary, as well as an adjacent six-foot wide crusher fines trail, with internal trails connecting to the nearby neighborhood and proposed small neighborhood park located in the southern-most area of Tract A. The extensive trail and sidewalk network connects residents to a variety of recreation facilities throughout the Meridian Ranch Development, including other neighborhood parks, community and recreation centers, and an 18-hole golf course.

The current PUD Preliminary Plan and Final Plat show a 25-foot trail easement along the northern boundary of the project site, however, the Final Plat notes do not reference the dedication of the trail easement to El Paso County. As such, staff recommends that the applicant include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat.

County Parks acknowledges the waiver of $45,766 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to $28,910.

Recommended Motion (PUD Development Plan / Preliminary Plan):

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 Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of $28,910 will be required at time of the recording of the Final Plats. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.

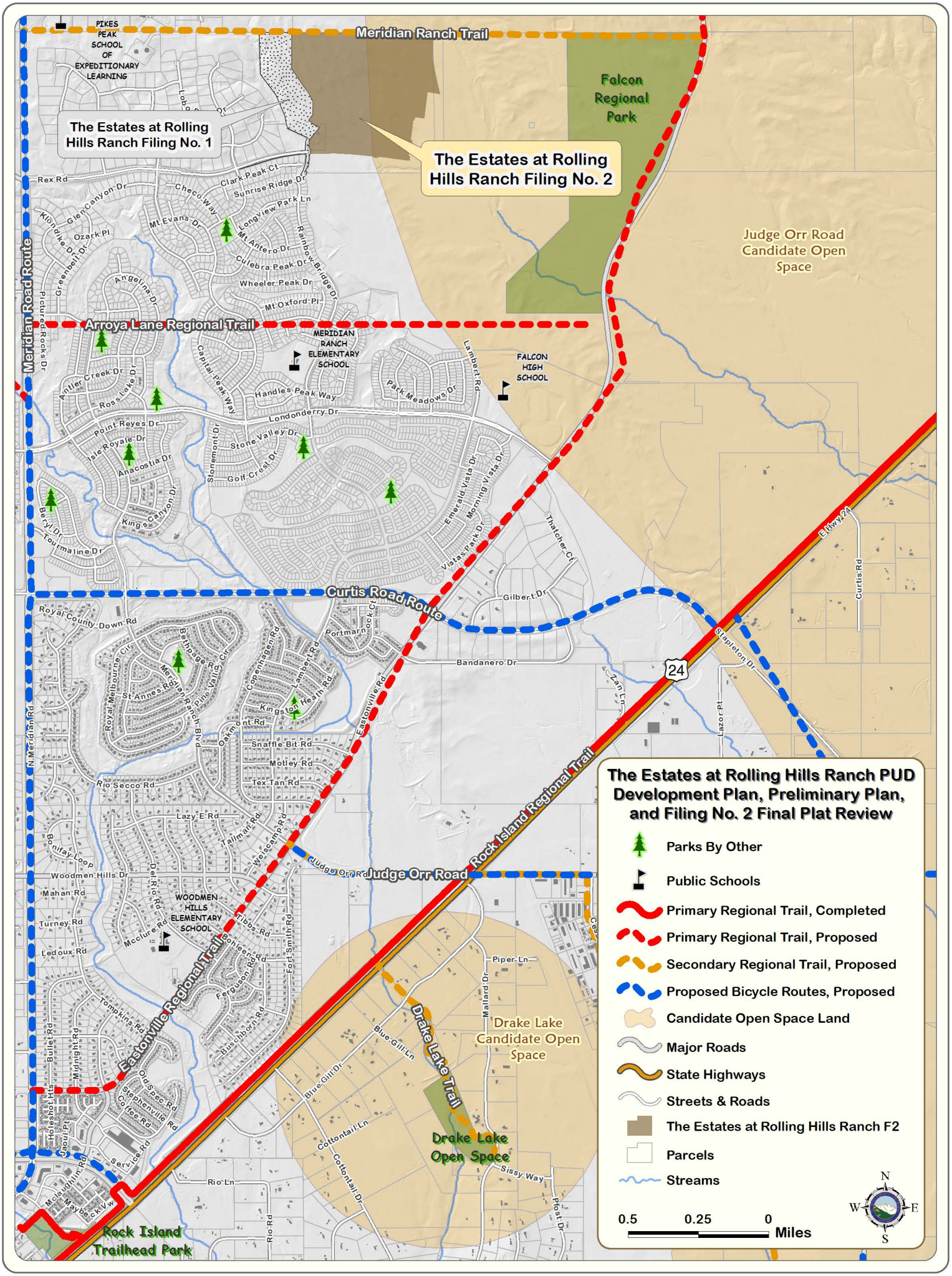
Recommended Motion: (Filing No. 2 Final Plat)

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 Estates at Rolling Hills Ranch Filing No. 2 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of $28,910. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat."

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

Sincerely,

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com


The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat Review
Parks By Other
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Secondary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Candidate Open Space Land
Major Roads
State Highways
Streets & Roads
The Estates at Rolling Hills Ranch F2
Parcels
Streams
0.5
0.25
0
Miles
N
S
E
W
Meridian Ranch Trail
Falcon Regional Park
The Estates at Rolling Hills Ranch Filing No. 1
The Estates at Rolling Hills Ranch Filing No. 2
Judge Orr Road Candidate Open Space
Meridian Road Route
Arroya Lane Regional Trail
MERIDIAN RANCH ELEMENTARY SCHOOL
FALCON HIGH SCHOOL
PIKES PEAK SCHOOL OF EXPEDITIONARY LEARNING
Curtis Road Route
Rock Island Regional Trail
Judge Orr Road
Eastonville Regional Trail
WOODMEN HILLS ELEMENTARY SCHOOL
Drake Lake Trail
Drake Lake Candidate Open Space
Drake Lake Open Space
Rock Island Trailhead Park
Rex Rd
Clark Peak Ct
Sunrise Ridge Dr
Checo Way
Longview Park Ln
Mt Evans Dr
Mt Antero Dr
Rainbow Bridge Dr
Culebra Peak Dr
Wheeler Peak Dr
Mt Oxford Pl
Ozark Pl
Klondike Dr
Greenbelt Dr
Angelina Dr
Picured Rocks Dr
Capital Peak Way
Antler Creek Dr
Ross Lake Dr
Handles Peak Way
Park Meadows Dr
Lambert Rd
Londonderry Dr
Point Reyes Dr
Isle Royale Dr
Anacostia Dr
Stonemont Dr
Stone Valley Dr
Golf Crest Dr
King Canyon Dr
Beryl Dr
Tourmaline Dr
Emerald Vista Dr
Morning Vista Dr
Vistas Park Dr
Thatcher Ct
Gilbert Dr
Bandanero Dr
Portmannock Ct
Copenhagen Rd
Kingston Heath Rd
Eastonville Rd
Stapleton Dr
Zan Ln
Lazor Pt
Curtis Rd
Elkhwy 24
24
Royal County Down Rd
Bethpage Rd
Royal Melbourne Cir
St Annes Rd
Meridian Ranch Blvd
Pine Valley Cir
Oakmont Rd
Snaffle Bit Rd
Motley Rd
Tex Tan Rd
Rio Secco Rd
Lazy E Rd
Tallman Rd
Wescamp Rd
Bonifay Loop
Woodmen Hills Dr
Del Rio Rd
Mahan Rd
Turney Rd
Ledoux Rd
McClure Rd
Tibbs Rd
Bohlsen Rd
Fort Smith Rd
Ferguson Rd
Tompkins Rd
Bullet Rd
Midnight Rd
Bluschborn Rd
Holeshot Hts
Oldspec Rd
Stephenville Rd
Coffee Rd
Service Rd
Mcloughlin Rd
Maybeck Vw
Rio Ln
Rio Rd
Cottontail Ln
Cottontail Dr
Blue Gill Dr
Blue Gill Ln
Mallard Dr
Piper Ln
Sissy Way
Pfost Dr
N Meridian Rd

Development Application Permit Review

EL PASO COUNTY

COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

November 12, 2020

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.

Name:	The Estates at Rolling Hills Ranch Filing No. 2 PUDSP	**Application Type:**	PUD / Prelim Plan
PCD Reference #:	PUDSP-20-004	**Total Acreage:**	117.00
		Total # of Dwelling Units:	98
Applicant / Owner:	**Owner's Representative:**	**Dwelling Units Per 2.5 Acres:**	2.09
GTL Development, Inc.	N.E.S., Inc.	**Regional Park Area:**	2
3575 Kenyon Street	619 North Cascade Avenue	**Urban Park Area:**	3
San Diego, CA 92110	Suite 200	**Existing Zoning Code:**	PUD
	Colorado Springs, CO 80903	**Proposed Zoning Code:**	PUD

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 98 Dwelling Units =	1.901
Total Regional Park Acres:	**1.901**

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

Urban Park Area: 3

Neighborhood:	0.00375 Acres x 98 Dwelling Units =	0.37
Community:	0.00625 Acres x 98 Dwelling Units =	0.61
	Total Urban Park Acres:	**0.98**

FEE REQUIREMENTS

Regional Park Area: 2

$467 / Dwelling Unit x 98 Dwelling Units =	$45,766
Total Regional Park Fees:	**$45,766**

Urban Park Area: 3

Neighborhood:	$116 / Dwelling Unit x 98 Dwelling Units =	$11,368
Community:	$179 / Dwelling Unit x 98 Dwelling Units =	$17,542
	Total Urban Park Fees:	**$28,910**

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 Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of $28,910 will be required at time of the recording of the Final Plats. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.**

Park Advisory Board Recommendation: **PAB Endorsed 11/12/2020**

BOCC

Chuck Broerman
07/21/2021 10:17:02 AM
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Rec $0.00 Pages

El Paso County, CO
221138892

RESOLUTION NO. 21-275

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE A PARK LANDS AGREEMENT BETWEEN GTL, INC. AND EL PASO COUNTY

WHEREAS, a Park Lands Agreement has been proposed between GTL, Inc., ("Property Owner") and El Paso County ("County"); and

WHEREAS, pursuant to the requirements of the El Paso County Land Development (the "Code"), the El Paso County Community Services Department calculated the 2020 Urban Park Fees for the Estates at Rolling Hills Ranch Filing No. 2 to be $28,910; and

WHEREAS, the Property Owner provided a plan outlining the development of the a neighborhood park, which includes a gazebo, benches, sod, trees, shrubs, irrigation, and multi-use trails, which will provide urban recreation opportunities for residents and public citizens living within and outside of the Estates at Rolling Hills Ranch; and

WHEREAS, the County desires to grant the Property Owner $28,910 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements of an equal or greater value to certain parcels identified as Tract B in the Estates at Rolling Hills Ranch Filing No. 1, and Tract A the Estates at Rolling Hills Ranch Filing No. 2; and

WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Park Land Agreement at their meeting on June 9, 2021; and

WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

DONE THIS 20th DAY OF JULY, 2021 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

ATTEST:

By: Chuck D Broerman

County Clerk and Recorder

By: Cami Bremer

Vice Chair

PARK LANDS AGREEMENT

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this 20th day of July, 2021, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as The Estates at Rolling Hills Ranch Filing No. 2 (the "Property") for development of 98 single-family lots, whose application is to be considered by the Planning Commission and the Board of County Commissioners in 2021.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Estates at Rolling Hills Ranch Filing No. 2 to be $28,910.

D. The County desires to refund the Property Owner $28,910 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tract B in the Estates at Rolling Hills Ranch Filing No. 1 and Tracts A in the Estates at Rolling Hills Ranch Filing No. 2, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of the Estates at Rolling Hills Ranch Filing No. 2, as well as the public and residents living in and around Meridian Ranch.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Estates at Rolling Hills Ranch Filing No. 1, Tract B, and the Estates at Rolling Hills Ranch Filing No. 2, Tract A, located north of the intersection of Sunrise Ridge Drive and Rex Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park

Improvements within the designated tracts.

b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than $28,910. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under the Park Lands Agreement for the Estates at Rolling Hills Ranch Filing No. 1.

c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Estates at Rolling Hills Ranch Filing No. 2.

d. The Park Improvements shall include but are not limited to the Estates at Rolling Hills Ranch Park and surrounding open spaces, including a gazebo, benches, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.

e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of $28,910 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such time the improvements have been completed.

f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.

g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Estates at Rolling Hills Ranch PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISIONERS
EL PASO COUNTY, COLORADO

By: _____
Vice Chair

ATTEST:

_____
Clerk & Recorder

APPROVED AS TO FORM:

_____
Steven Klaffky (Jun 10, 2021 15:10 MDT)

_____
County Attorney's Office

GTL, INC.

By: _____
Raul Guzman, Vice President