



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

November 21, 2023

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

Subject: Retreat at TimberRidge Filing No. 3 Final Plat, Review #3 (SF-22-041)

Hello Kari,

The Parks Planning Division of the Parks and Community Services Department has reviewed the 3rd submittal of the Retreat at TimberRidge Filing No. 3 Final Plat development application and has the following additional comments of behalf of El Paso County Parks:

El Paso County Parks needs clarification regarding the following comments, originally submitted administratively on October 20, 2023. It would appear that the sidewalk system on the south side of Arroyo Lane is intended to serve as the primary route for the Arroyo Lane Primary Regional Trail, but at this time, staff needs applicant verification regarding the use of the sidewalk as a regional trail:

***“As noted in the comments and recommendations below and because Tracts A-D are to be owned by The Retreat Metropolitan District No. 1, the applicant must show and label the required 25’ regional trail easements within the aforementioned Tracts. Staff understands that Tract H will be owned by El Paso County and therefore does not require the dedication of the regional trail easement, however, for continuity, the applicant may show a trail easement within Tract H.*”**

***However, if the proposed sidewalk along the south side of Arroyo Lane is intended to serve as the Arroyo Lane Primary Regional Trail, EPC Parks staff requests that it be built to a width of 8 feet to reflect EPC Parks trail standards. According to the construction documents submitted by the applicant, the proposed sidewalk does appear to be approximately 8’-10’ wide, as it appears to be the same width as the proposed 10’ Arroyo Lane right-of-way, although no definitive measurements are included in the plan. Where the sidewalk exists inside Tracts A-D, the trail easement may encompass the sidewalk. No trail easement is necessary within the Arroyo Lane ROW, where the Arroyo Lane culvert crosses Sand Creek.*”**

Staff continues to appreciate the inclusion and dedication to El Paso County of the 30’ regional trail easement along the western banks of Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail.”

This application and its recommendations were presented to and endorsed by the El Paso County Park Advisory Board on February 8, 2023:

“This is a request by Classic Consulting on behalf of TimberRidge Development Group, LLC, for endorsement of the Retreat at TimberRidge Filing No. 3 Final Plat, consisting of 33 single-family residential lots on 44.35 acres. Minimum lot sizes vary from 15,000 square feet in the southern portions of the property to 2.5 acres nearest the northern boundary at Vollmer Road. The project site is zoned PUD, and is located along Vollmer Road, at the intersection of Arroyo Lane.

The recently adopted 2022 El Paso County Parks Master Plan shows the project impacts to two proposed regional trail connections and one proposed bicycle route. The proposed Sand Creek Primary Regional Trail alignment traverses the central portion of the property, along Sand Creek, while Arroyo Lane Primary Regional Trail traverses the northern boundary of the project

site, on the south side of Arroyo Lane. Furthermore, the proposed Vollmer Road Bicycle Route runs adjacent to the western property boundary within the Vollmer Road right-of-way.

Since the 2018 endorsement and approval of the Retreat at TimberRidge PUD Development Plan and Preliminary Plan, the route of the Arroyo Lane Primary Regional Trail has been extended to the intersection of Vollmer Road and Arroyo Lane. This realignment was due in part to the proposed acquisition by El Paso County of a property at the northeastern corner of the aforementioned intersection. The acquisition process is ongoing but will be concluded in 2023. As such, it will be necessary to extend the Arroyo Lane Regional Trail easement to the west beyond its intersection with the Sand Creek Regional Trail.

The Retreat at TimberRidge Filing No. 3 Final Plat shows a 30' trail easement dedicated to the Sand Creek Regional Trail, running north-south on the west side of Sand Creek. According to the plat, this trail easement terminates at Arroyo Lane, and no additional trail easements are designated along Arroyo Lane, either east or west of Sand Creek. While the 2018 Retreat at TimberRidge Preliminary Plan did highlight the trail corridor along Arroyo Lane, only the Filing No. 3 Construction Drawings show what appears to be a trail along the south side Arroyo Lane. **If the Arroyo Lane Regional Trail easement is indeed located within Tracts A-D and outside of the designated Arroyo Lane right-of-way, the plan must be symbolized and annotated to show them in a clear and discernable manner.**

The revised Retreat at TimberRidge PUD Development Plan and Preliminary Plan, endorsed by the Park Advisory Board in January 2018 and approved by the Board of County Commissioners in March 2018, included 26.32 acres (10% of total acreage) of open space, dedicated to public open space, regional trails, internal trail corridors, water detention, and landscaping. The plan also included the Arroyo Lane and Sand Creek Primary Regional Trail corridors, which closely followed the proposed routes shown in the 2013 El Paso County Parks Master Plan. While very little public open space is dedicated in Filing No. 3, the El Paso County Land Development Code calculates the PUD 10% open space requirement at the PUD Development Plan and Preliminary Plan stages, and therefore, this Final Plat continues to meet the open space requirement. No-build zones protect areas affected by seasonal low-water runoff.

Besides the above-mentioned trail easement requirements, staff recommends that the applicant pay fees for regional and urban park purposes. A park lands agreement will not be considered for this filing due to the lack of planned urban park amenities.

Recommended Motion (Filing No. 3 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 Retreat at TimberRidge Filing No. 3 Final Plat: (1) provide to El Paso County a 25-foot public trail easement along the west side of the Sand Creek Drainage from the southern plat boundary to Arroyo Lane that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (2) provide to El Paso County a 25-foot public trail easement along the south side of Arroyo Lane outside of the public Right-of-Way, from the eastern plat boundary to Vollmer Road that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$15,180 and urban park purposes in the amount of \$9,570 to be paid upon recording of this Final Plat.”

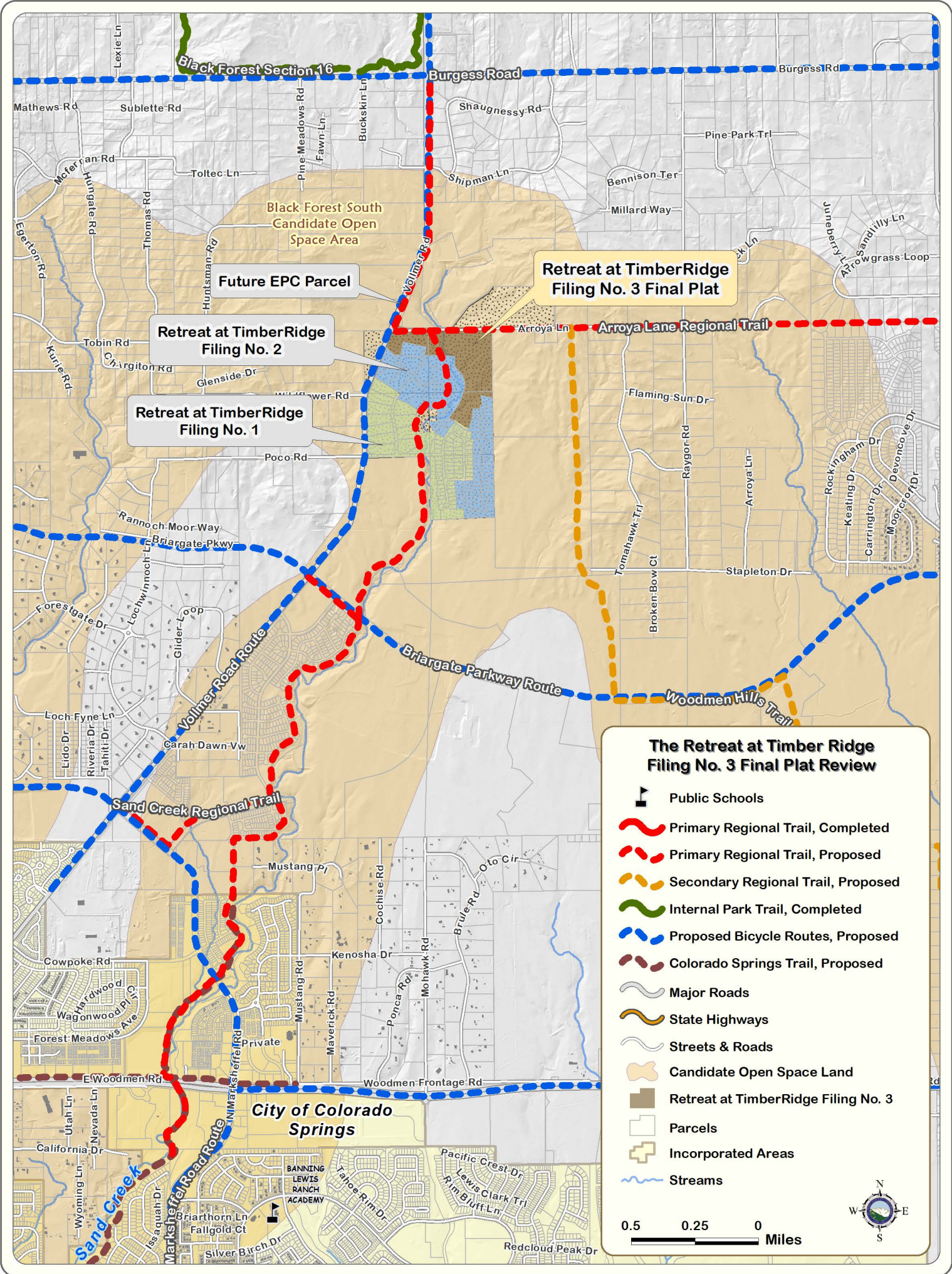
Please let me know if you have any questions or concerns.

Sincerely,



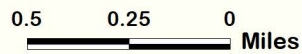
Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com





The Retreat at Timber Ridge Filing No. 3 Final Plat Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Candidate Open Space Land
- Retreat at TimberRidge Filing No. 3
- Parcels
- Incorporated Areas
- Streams



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

**Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services**

February 8, 2023

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:	Retreat at TimberRidge Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-041	Total Acreage:	44.35
		Total # of Dwelling Units:	33
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.86
TimberRidge Development Group, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	Urban Park Area:	2, 3
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		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 33 Dwelling Units = 0.640
Total Regional Park Acres: 0.640

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

Urban Park Area: 2, 3

Neighborhood: 0.00375 Acres x 33 Dwelling Units = 0.12
Community: 0.00625 Acres x 33 Dwelling Units = 0.21
Total Urban Park Acres: 0.33

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 33 Dwelling Units = \$15,180
Total Regional Park Fees: \$15,180

Urban Park Area: 2, 3

Neighborhood: \$114 / Dwelling Unit x 33 Dwelling Units = \$3,762
Community: \$176 / Dwelling Unit x 33 Dwelling Units = \$5,808
Total Urban Park Fees: \$9,570

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 Retreat at TimberRidge Filing No. 3 Final Plat: (1) provide to El Paso County a 25-foot public trail easement along the west side of the Sand Creek Drainage from the southern plat boundary to Arroyo Lane that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (2) provide to El Paso County a 25-foot public trail easement along the south side of Arroyo Lane outside of the public Right-of-Way, from the eastern plat boundary to Vollmer Road that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$15,180 and urban park purposes in the amount of \$9,570 to be paid upon recording of this Final Plat.

Park Advisory Board Recommendation:

PAB Endorsed 02/08/2023