

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Windermere Preliminary Plan Amendment

Agenda Date: April 10, 2019

Agenda Item Number:

Presenter: Paul Whalen, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request by Drexel, Barrell & Co for approval of the Windermere Preliminary Plan Amendment to increase the 201-lot subdivision to a 202-lot development. The site totaling 52.07-acres, is zoned RS-5000 with a minimum lot size of 5,000-sq.ft. The project will be developed in four phases with Phase I proposing 53 lots, Phase II- 45 lots, Phase III- 40 lots and Phase IV- 64 lots. Eight tracts are proposed for utilities, drainage and landscaping with Tract C dedicated for a 1-acre pocket park. The Subdivision is located in the northwest corner of the N Carefree Circle and Marksheffel Road intersection.

This project was previously considered by the Park Advisory Board on November 12, 2014. The applicant submitted for a concurrent review for a rezone, preliminary plan, and Filing no. 1 final plat. The applicant also intended to pursue a park lands agreement for a pocket park within the development, in exchange for receiving credit against the required urban park fees for all three proposed filings of the development. The Park Advisory Board endorsed fees in lieu of land dedication for regional and urban park fees, with dedication of urban park improvement under a park lands agreement as an acceptable alternative to the required urban fees.

The preliminary plan was approved by the Board of County Commissioners on April 28, 2015. However, the Filing No. 1 Final Plat was never recorded and the Preliminary Plan has since expired. Additionally, the associated Park Lands Agreement was never presented to the Park Advisory Board for consideration or approved by the Board of County Commissioners.

The applicant submitted for a reconsideration of the expired preliminary plan and obtained approval from the Board of County Commissioners on July 31, 2018. The preliminary plan is now valid through July 31, 2020. This current application is an amendment to the preliminary plan that revises the number of residential lots from 201 to 202.

Similar to the original Preliminary Plan, the applicant is seeking a park lands agreement to provide urban park amenities as credits against the required urban park fees. A proposed park lands agreement is outlined in the letter of intent and on the preliminary

plan drawing notes. However, because the original preliminary plan has expired, and no Park Lands Agreement was presented to the Park Advisory Board, the applicant must submit an urban park proposal for consideration.

The 2013 El Paso County Parks Master Plan does not show any regional trail connections directly adjacent to this project. An on-road bicycle lane is located along Marksheffel Road, and there are numerous City parks and trails near the project. The property is not located within any candidate open space land, and there are numerous City parks and trails in the vicinity of the project.

The applicant intends to pursue a Park Lands Agreement for a pocket park within the development, in exchange for receiving credit against the required urban park fees for the 202-residential lot development. The agreement must be presented to the Park Advisory Board for consideration and to the Board of County Commissioners for consideration and approval.

As no parkland or trail easement dedications are necessary for this application, El Paso County Parks staff recommends fees in lieu of land dedication for regional and urban parks as shown in the attached Subdivision Review Form. Dedication of urban park improvements per an approved park lands agreement may be an acceptable alternative to the required urban park fees, however a Park Lands Agreement must be approved by the County prior to recording the final plat.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners approval of the Windermere Preliminary Plan with the following condition: Payment of fees to El Paso County in lieu of land dedication for regional park purposes in the amount of \$92,112 and urban park fees in the amount of \$58,176 will be required at time of the recording of the final plat. 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.

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

April 18, 2019

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:	Windermere Preliminary Plan Amendment	Application Type:	Prelim Plan Amdmt
PCD Reference #:	SP19-03	Total Acreage:	52.07
		Total # of Dwelling Units:	202
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.70
Windsor Ridge Homes	Drexel-Barrell & CO	Regional Park Area:	2
James Todd Stephens	Tim McConnell	Urban Park Area:	3
4164 Austin Bluffs Pkwy #361	3 S. 7th Street	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80918	Colorado Springs, CO 80905	Proposed Zoning Code:	N/A

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 # of Dwelling Units = 3.919
Total Regional Park Acres: 3.919

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

Urban Park Area: 3
 Neighborhood: 0.00375 Acres x # of Dwelling Units = 0.76
 Community: 0.00625 Acres x # of Dwelling Units = 1.26
Total Urban Park Acres: 2.02

FEE REQUIREMENTS

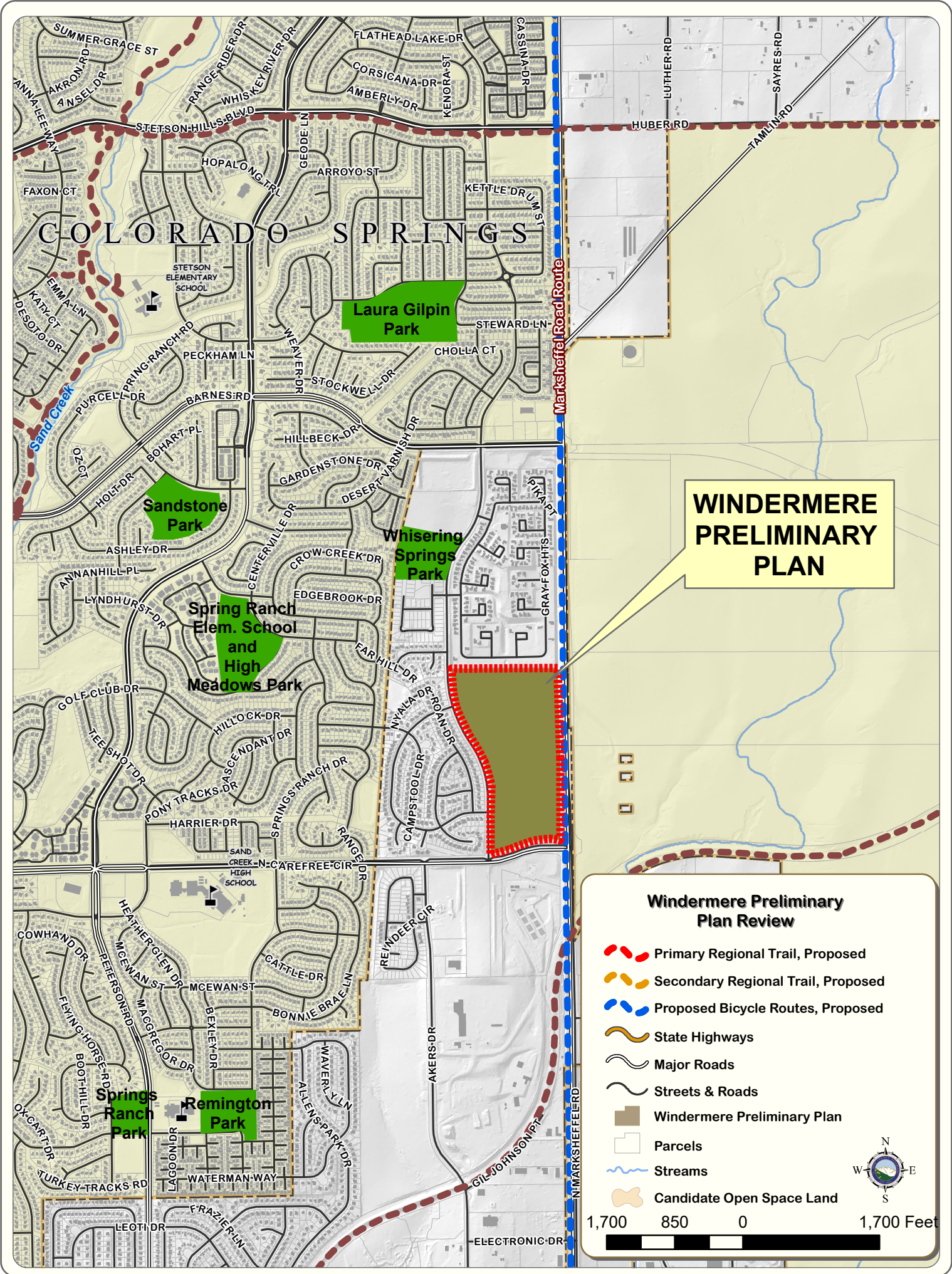
Regional Park Area: 2
 \$456 / Dwelling Unit x # of Dwelling Units = \$92,112
Total Regional Park Fees: \$92,112

Urban Park Area: 3
 Neighborhood: \$113 / Unit x # of Dwelling Units = \$22,826
 Community: \$175 / Unit x # of Dwelling Units = \$35,350
Total Urban Park Fees: \$58,176

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Windermere Preliminary Plan includes the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$92,112 and urban park fees in the total amount of \$58,176 will be required at time of the recording of the forthcoming final plat(s). 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.

Park Advisory Board Recommendation: PAB Endorsed 4/17/2019



COLORADO SPRINGS

Laura Gilpin Park

Sandstone Park

Whisring Springs Park

Spring Ranch Elem. School and High Meadows Park

Springs Ranch Park

Remington Park

WINDERMERE PRELIMINARY PLAN

Windermere Preliminary Plan Review

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State Highways
- Major Roads
- Streets & Roads
- Windermere Preliminary Plan
- Parcels
- Streams
- Candidate Open Space Land

1,700 850 0 1,700 Feet

