

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 04, 2020

Ms. Kari Parsons  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Windermere Subdivision Preliminary Plan Amendment (SP-193)**

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for the Windermere Preliminary Plan Amendment on behalf of El Paso County Parks. This application and the following recommendations for the Windermere Preliminary Plat were presented to and endorsed by the Park Advisory Board April 17, 2019. The plan was updated to show to additional lots in July 2020 the corresponding updated park fees and recommended motion are shown below in **bold**. This application is being processed again because the original preliminary plan has expired. Since the original application expired, current fee rates at time of the resubmittal apply. So in this case the 2020 fees would apply to future final plat.

*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.*

*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 in the vicinity of the project.*

*El Paso County Parks staff recommends fees 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. A park lands agreement may be an acceptable alternative to required urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.*



*In April 2019, the Park Advisory Board endorsed The Windemere PUD Preliminary Plan with the following recommendations:*

*“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.”*

**Recommended Motion (Final Plat): Modified – Increase in Fees**

**Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving of the Windermere Preliminary Plan Amendment include the following condition: Fees in lieu of land dedication for regional park purposes in the amount of \$94,801 and urban park fees in the amount of \$59,885 will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to required urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.**

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

**Development  
Application  
Permit  
Review**



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

**December 4, 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.

<b>Name:</b>	Windermere Preliminary Plan Amendment	<b>Application Type:</b>	Prelim. Plan
<b>PCD Reference #:</b>	SP-193	<b>Total Acreage:</b>	55.60
		<b>Total # of Dwelling Units:</b>	203
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	9.13
Windsor Ridge Homes	Drexel-Barrell & CO	<b>Regional Park Area:</b>	2
James Todd Stephens	Tim McConnell	<b>Urban Park Area:</b>	2
4164 Austin Bluffs Pkwy #361	3 S. 7th Street	<b>Existing Zoning Code:</b>	RS-5000
Colorado Springs, CO 80918	Colorado Springs, CO 80905	<b>Proposed Zoning Code:</b>	RS-5000

**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**

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

**Regional Park Area: 2**

**Urban Park Area: 2**

0.0194 Acres x 203 Dwelling Units = 3.938  
**Total Regional Park Acres: 3.938**

Neighborhood: 0.00375 Acres x 203 Dwelling Units = 0.76  
 Community: 0.00625 Acres x 203 Dwelling Units = 1.27  
**Total Urban Park Acres: 2.03**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

**Urban Park Area: 2**

\$467 / Dwelling Unit x 203 Dwelling Units = \$94,801  
**Total Regional Park Fees: \$94,801**

Neighborhood: \$116 / Dwelling Unit x 203 Dwelling Units = \$23,548  
 Community: \$179 / Dwelling Unit x 203 Dwelling Units = \$36,337  
**Total Urban Park Fees: \$59,885**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners when considering and/or approving Windermere Preliminary Plan Amendment include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$94,801 and urban park fees in the amount of \$59,885.

**Park Advisory Board Recommendation: No PAB Endorsment Necessary**

# Windermere Preliminary Plan

-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Subject Property
-  Colorado Springs Trail, Proposed
-  Colorado Springs Parks
-  Parcels

0 250 500 1,000 Feet



Windermere

