

**COMMUNITY SERVICES DEPARTMENT**

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

July 23, 2019

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. Staff acknowledges the reconfiguration of the residential lots within the PUD Preliminary Plan due to the elimination of the access road to Marksheffel and addition of one lot. This modification changed the number of lots from 202 to 203. Because this is a minor change in the number of lots, no Park Advisory Board endorsement is necessary. However, please see the revised Subdivision Review Form with recalculated regional and urban park fees, as well as a modified Recommended Motion below in **bold**. This application and the following recommendations for the Gardens at North Carefree Filing No. 1 Final Plat were presented to and endorsed by the Park Advisory Board April 17, 2019:

*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.”*

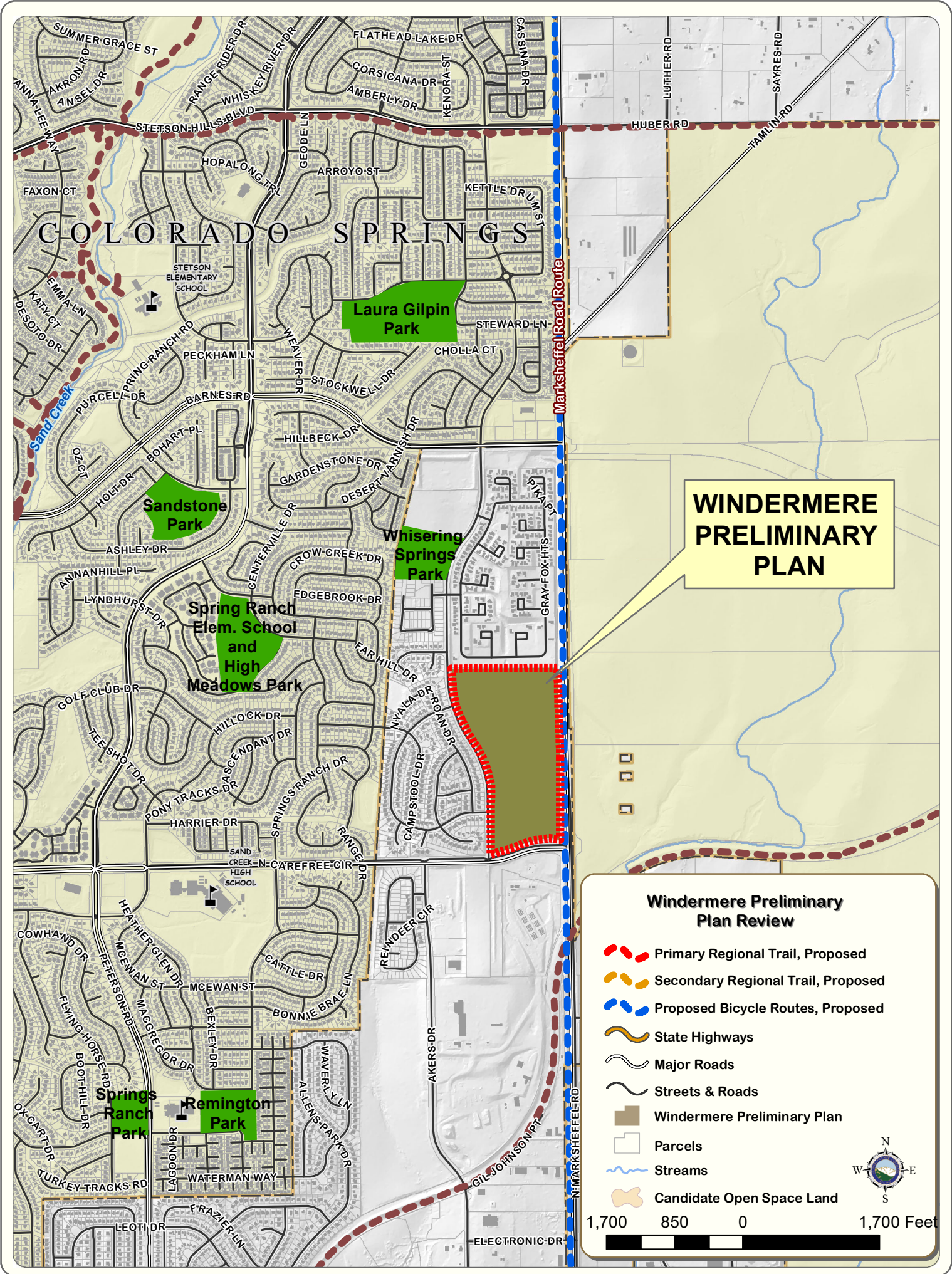
**Recommended Motion (Final Plat): Modified – Increase in Fees**

**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 \$92,568 and urban park fees in the amount of \$58,434 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)





**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



# Development Application Permit Review



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

July 23, 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>	Plan Amendment
<b>PCD Reference #:</b>	SP-193	<b>Total Acreage:</b>	52.07
		<b>Total # of Dwelling Units:</b>	203
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	9.75
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**

**Regional Park Area: 2**

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

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

**Urban Park Area: 2**

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**

\$456 / Dwelling Unit x 203 Dwelling Units = \$92,568  
**Total Regional Park Fees: \$92,568**

**Urban Park Area: 2**

Neighborhood: \$113 / Dwelling Unit x 203 Dwelling Units = \$22,939  
 Community: \$175 / Dwelling Unit x 203 Dwelling Units = \$35,525  
**Total Urban Park Fees: \$58,464**

**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 \$92,568 and urban park fees in the amount of \$58,464.

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