

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