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## COMMUNITY SERVICES DEPARTMENT

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

February 20, 2020

Nina Ruiz  
Project Manager  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Riverbend Crossing Filing No. 2 Final Plat (SF1843)**

Hello Nina,

The Community Services Department has reviewed Riverbend Crossing Filing No. 2 Final Plat and has the following comments of behalf of El Paso County Parks. This application was previously presented to the Park Advisory Board on February 13, 2019. Second review comments were later provided on October 10, 2019.

Request for approval by Venetucci Village, LLC, for Riverbend Crossing Filing No. 2 Final Plat. The proposed subdivision totals 14.48 acres and includes 89 residential lots on 11.50 acres. A rezone from PUD to RS-5000 is being processed concurrently for the residential lots. The property is located northwest of US Highway 85 at the intersection of Southmoor Drive and is located along the east bank of Fountain Creek.

The 2013 El Paso County Parks Master Plan shows no parks or trails impacted by the proposed subdivision. An existing section of the Fountain Creek Primary Regional Trail is located to the west, across Fountain Creek. The closest park is Pi-Ute Park, which is located approximately ¾-miles east of the proposed subdivision across Hwy 85. Parks staff has concerns about the lack of connectivity to surrounding parks and trails as Hwy 85, Fountain Creek, and the adjacent commercial center are significant barriers for non-motorized access. Parks staff would strongly recommend the applicant provide an area of usable open space for the residents of River Bend Residential.

Open Space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. Filing No. 2 includes a small tract of open space along Fountain Creek on the west and a tract with steep grades on the east. This is in agreement with the



overall preliminary plan area includes 14 acres (26%) of open space / common areas providing public and private recreational opportunities within the proposed subdivision. Parks staff has concerns about how usable the proposed open space is since the preliminary plan drawings show most of the open space, or 12.54 acres, is identified as site detention. This would not be considered usable open space for residential recreation opportunities. Other proposed open space includes a thin 15-ft landscape buffer from the adjacent commercial development, Tract A which features a steep bank, and a 35-ft no-build setback from Fountain Creek. Parks staff encourages the applicant provide usable open space and recreational amenities for the future residents of the proposed subdivision. Parks staff suggests a small pocket park / trail system be included within the proposed subdivision and shown on the preliminary plan and subsequent final plat drawings.

As no park land or trail easement dedications are necessary for this application, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. Since this application was reviewed in 2019 the regional and urban park fee rates established in 2019 will be assessed. Staff recommends regional park fees in the amount of \$38,270 and urban park fees in the amount of \$24,208 as shown in the attached Subdivision Review Form.

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

Sincerely,

Jason Meyer  
Planning Supervisor  
Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)

# Development Application Permit Review



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

February 20, 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>	Riverbend Crossing Filing No. 2	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF1843	<b>Total Acreage:</b>	14.48
		<b>Total # of Dwelling Units:</b>	89
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	15.37
Avatar Fountain LP	Catamount Engineering	<b>Regional Park Area:</b>	4
Gary Butterworth		<b>Urban Park Area:</b>	4
6500 Jericho Turnpike, Suite 120W	PO Box 221	<b>Existing Zoning Code:</b>	PUD
Syosset, NY 11791	Woodland Park, CO 80866	<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.
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**LAND REQUIREMENTS**

**Regional Park Area: 4**

0.0194 Acres x 89 Dwelling Units = 1.727  
**Total Regional Park Acres: 1.727**

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

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 89 Dwelling Units = 0.33  
 Community: 0.00625 Acres x 89 Dwelling Units = 0.56  
**Total Urban Park Acres: 0.89**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$430 / Dwelling Unit x 89 Dwelling Units = \$38,270  
**Total Regional Park Fees: \$38,270**

**Urban Park Area: 4**

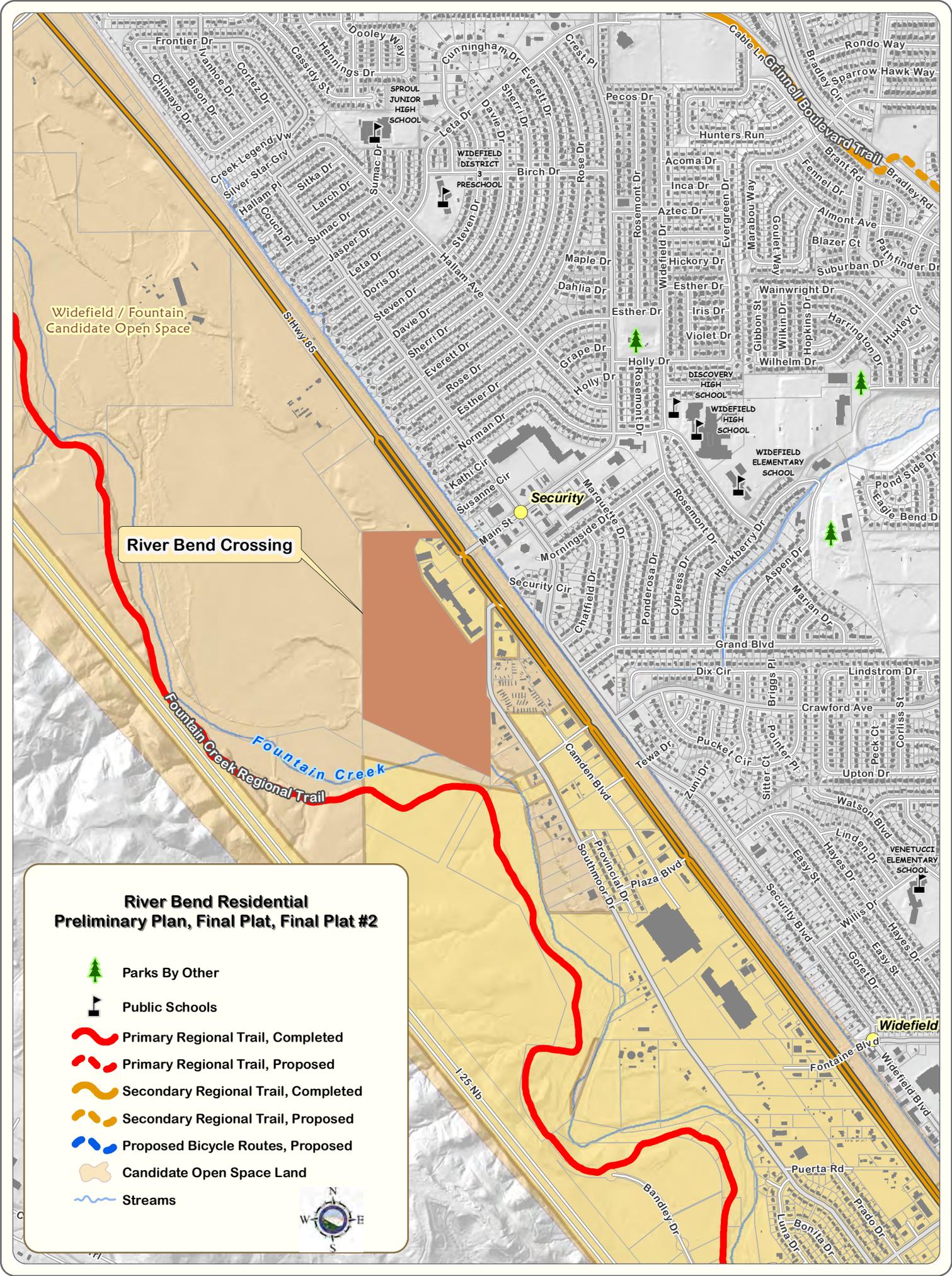
Neighborhood: \$107 / Dwelling Unit x 89 Dwelling Units = \$9,523  
 Community: \$165 / Dwelling Unit x 89 Dwelling Units = \$14,685  
**Total Urban Park Fees: \$24,208**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 2 includes the following conditions; (1) fees in lieu of land dedication for regional park purposes in the amount of \$38,270 and urban park fees in the amount of \$24,208 will be required at time of the recording of the Final Plat; (2) Parks staff strongly encourages the applicant to provide a pocket park or other recreational amenity within the subdivision.

Park Advisory Board Recommendation:

N/A



Widefield / Fountain Candidate Open Space

River Bend Crossing

Security

Widefield

**River Bend Residential Preliminary Plan, Final Plat, Final Plat #2**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Candidate Open Space Land
-  Streams

