

**COMMUNITY SERVICES DEPARTMENT**

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

January 10, 2019

Nina Ruiz  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

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

Hello Nina,

The Planning Division of the Community Services Department has Riverbend Crossing Final Plat No. 2, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on February 13, 2019.

Request for approval by Venetucci Village, LLC, for Riverbend Crossing Filing No. 1. The proposed subdivision totals 15.45 acres and includes 89 residential lots and 14 acres of open space. A rezone from PUD to RS-5000 is being processed concurrently for the residential lots. The property is located northwest of US Highway 58 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.

Open Space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. However, the letter of intent 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 it primarily as buffer space from an adjacent commercial development, as site detention, or is a thin strip along the steep creek bank of 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 in the amount of \$38,270 and urban park fees in the amount of \$24,208 as shown in the attached Subdivision Review Form.

**Recommended Motion:**

*"Recommend to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 2 Final Plat include the following conditions; (1) require 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; (2) Parks staff encourages the applicant to provide a pocket park or other recreation amenity within the subdivision."*

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

Sincerely,

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

# Development Application Permit Review



Community Services Department  
Park Operations ~ Planning ~ Recreation / Cultural Services  
Environmental Services ~ Veterans Services ~ CSU Extension

January 3, 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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>River Bend Crossing Filing No. 2 - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>SP-187</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>15.45</b>
<b>Venetucci Village, LLC</b>	<b>Catamount Engineering</b>	Total # of Dwelling Units	<b>89</b>
<b>102 S. Tejon St, Suite 530</b>	<b>P.O. Box 221</b>	Gross Density:	<b>4.24</b>
<b>Colorado Springs, CO 80903</b>	<b>Woodland Park, CO 80866</b>	Park Region:	<b>4</b>
		Urban Area:	<b>4</b>

Existing Zoning Code: **PUD** Proposed Zoning: **RS-5000**

## REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

## LAND REQUIREMENTS

Urban Density: ☒ (1 unit / 2.5 acre or greater)

Regional Parks: **4**  
**0.0194 Acres x 89 Dwelling Units = 1.73 acres**

Urban Parks Area:	<b>4</b>
Neighborhood:	<b>0.00375 Acres x 89 Dwelling Units = 0.33 acres</b>
Community:	<b>0.00625 Acres x 89 Dwelling Units = 0.56 acres</b>
Total:	<b>0.89 acres</b>

## FEE REQUIREMENTS

Regional Parks: **4**  
**\$430.00 / Unit x 89 Dwelling Units = \$38,270.00**

Urban Parks Area:	<b>4</b>
Neighborhood:	<b>\$107.00 / Unit x 89 Dwelling Units = \$9,523.00</b>
Community:	<b>\$165.00 / Unit x 89 Dwelling Units = \$14,685.00</b>
Total:	<b>\$24,208.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of River Bend Crossing Filing No. 2 Final Plat includes the following conditions; (1) require 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; (2) Parks staff encourages the applicant to provide a pocket park or other recreational amenity within the subdivision.

Park Advisory Board Recommendation: