



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 31, 2020

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

**Subject: Dancing Wolf Estates IV PUD Development Plan and Vacation/Replat – Review #2
(PUD-18-002, VR-18-002)**

Hello Nina,

The Park Operations Division of the Community Services Department has reviewed the Dancing Wolf Estates PUD Development Plan and Vacation/Replat, Review #2, and has the following additional comments on behalf of El Paso County Parks:

- Staff acknowledges the inclusion of 4.62 acres (18.3%) of open space within the amended PUD, consisting of interior trail corridors, no-build areas and landscape tracts, and the previously-dedicated 20' El Paso County regional trail easement.
- Staff acknowledges the increase of the overall development acreage from 21.32 acres to 25.16 acres.
- Staff acknowledges the addition of one residential lot to the overall development, thus increasing the number of residential lots subject to regional park fees from 1 to 2. **The attached Subdivision Review Form has been calculated to show an increase in 2018 regional park fees, from \$430 to \$860.**

The following comments and recommendations were originally presented to and endorsed by the Park Advisory Board on March 14, 2018:

“Request for approval by David and Alyce McElhoes for Dancing Wolf Estates IV, a 7 lot development totaling 21.32 acres, with a minimum lot size of 2.50 acres. Four of the original Dancing Wolf Estates lots are being vacated and replatted into 7 reconfigured lots, with major changes occurring to no-build drainage easements and an existing transportation right-of-way. Five of these reconfigured lots are designated residential, while two are designated for commercial uses. The property is currently zoned PUD, and a PUD Amendment is being processed concurrently. The property is located immediately

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northeast of the intersection of State Highway 83 and Hodgen Road and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows the proposed Fox Run Primary Regional Trail intersecting the southern portion of the proposed subdivision. When originally platted in 1996, a 20-foot trail easement was dedicated to El Paso County, and this easement is shown on the current Final Plat. Furthermore, 10-foot HOA trail easements are shown on the Final Plat, with a connection being made to the Fox Run Regional Trail alignment near the intersection of Highway 83 and Hodgen Road.

The proposed Hodgen Road and Highway 83 Bicycle Routes are both located immediately adjacent the property, on the south and west boundaries, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary in those locations; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

When originally platted in 1996, PUD Development Plans were not bound to the current 10% open space dedication requirement, and as such, Dancing Wolf Estates does not have any dedicated public open spaces beyond the aforementioned HOA-owned trail easements. The current PUD Amendment does not include open space tracts, and the applicant has not included a waiver of open space dedication in their letter of intent. The El Paso County Planning and Community Development project manager has stated that the applicant will be required to address the open space requirement, perhaps through the addition of landscape tracts or through a waiver request to be approved before final plat.

As no additional trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. The current vacation and replat is adding 3 lots to the existing development – two designated as commercial and one as residential. As regional park fees were paid for the entire development in 1996, regional park fees will only be accessed on the newly reconfigured residential lot, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

Recommended Motion (PUD Amendment):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV PUD Amendment include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$430 will be required at time of the recording of the Final Plat.

Recommended Motion (Vacation and Replat / Final Plat):

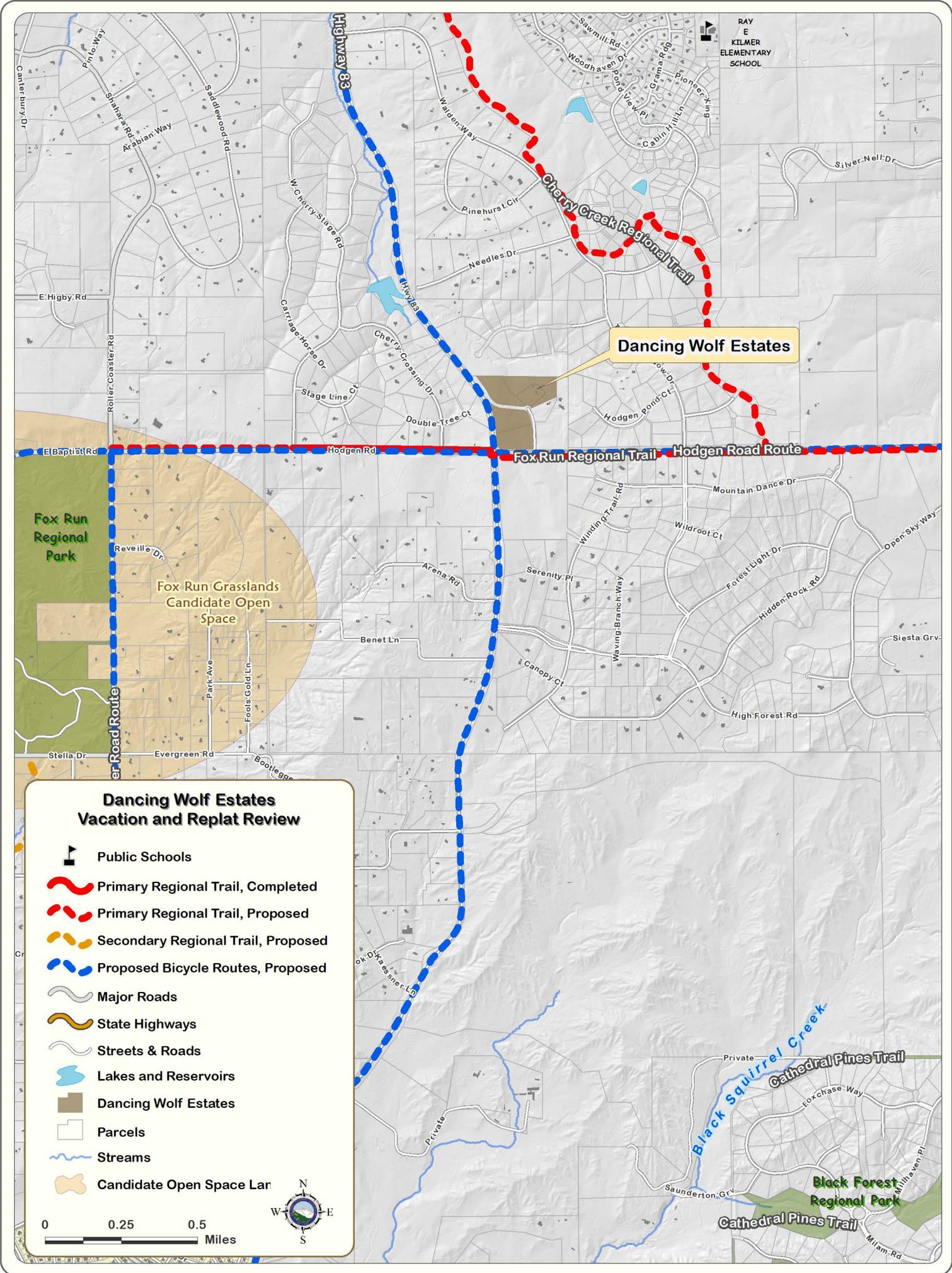
Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$430.”

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

Sincerely,

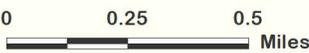
A handwritten signature in blue ink, appearing to read "Ross A. Williams". The signature is fluid and cursive, with a long horizontal flourish at the end.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com



**Dancing Wolf Estates
Vacation and Replat Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes and Reservoirs
-  Dancing Wolf Estates
-  Parcels
-  Streams
-  Candidate Open Space Lar



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

March 31, 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.

Name:	Dancing Wolf Estates IV PUD Amendment	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUD-18-002	Total Acreage:	25.16
		Total # of Dwelling Units:	6
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.60
David and Alyce McElhoes	~ Same as Applicant/Owner ~	Regional Park Area:	2
16605 Dancing Wolf Way		Urban Park Area:	1
Colorado Springs, CO 80908		Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

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):	
Regional Park Area: 2 (Regional Park Area Based Upon 6 Dwelling Units) 0.0194 Acres x 6 Dwelling Units = 0.116 Total Regional Park Acres: 0.116	Urban Park Area: 1 Neighborhood: 0.00375 Acres x 6 Dwelling Units = Community: 0.00625 Acres x 6 Dwelling Units = Total Urban Park Acres: 0.00	NO
FEE REQUIREMENTS	Urban Park Area: 1	
Regional Park Area: 2 (Regional Fee Calculation Based Upon 2 Dwelling Units) \$430/ Dwelling Unit x 2 Dwelling Units = \$860 Total Regional Park Fees: \$860	Neighborhood: \$107 / Dwelling Unit x 2 Dwelling Units = Community: \$165 / Dwelling Unit x 2 Dwelling Units = Total Urban Park Fees: \$0	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV PUD Amendment include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$860 will be required at time of the recording of the Final Plat.

Park Advisory Board Recommendation: **Original PAB Endorsement: 03/14/2018**

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Park Advisory Board Recommendation: **Original PAB Endorsement: 03/14/2018**