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

Sept. 15, 2020

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

Subject: Midtown at Hannah Ridge PUD Preliminary Plan, Filing No. 3 East (PUDSP-207)

Hello Kari,

The Community Services Department has reviewed the Midtown at Hannah Ridge Filing No.3 East PUD Preliminary Plan, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board October 14, 2020.

Request for approval by Classic Consulting Engineers & Surveyors, LLC, on behalf of Feathergrass Investments, LLC for Midtown at Hannah Ridge Filing No. 3 East PUD / Preliminary Plan. Filing No. 3 East consists of 42 single-family residential lots, right-of-way, and open space tracts on 7.44 acres. It is generally located north and east of Hannah Ridge Drive and Constitution Avenue in a previously platted tract identified as "CC" within Hannah Ridge at Feathergrass Filing No. 1.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.25 miles east of the project site. The City of Colorado Springs' Constitution Avenue to Marksheffel Road Trail is located approximately 0.25 miles west of the project site. The proposed City of Colorado Springs North Chelton Road to North Academy Boulevard Trail intersects with the south end of the project site. It is recommended that the developer work with the City of Colorado Springs on this proposed trail.

The proposed development includes 42 single-family residential lots with a small private yard and a larger shared open space in front of the lots. Open spaces and trails are integrated into the development. The development contains open space Tract A which will be used for parks, mailboxes, open space, private pedestrian access, public utilities, and drainage. Tract A totals 3.95 acres (53%) of the property, which exceeds the 10% PUD open space requirement.

As no park land or trail easement dedications are necessary for this filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

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Recommended Motion (Filing No.3 East PUD / Preliminary Plan):










Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving the Midtown at Hannah Ridge Filing No. 3 East PUD / Preliminary Plan include the following conditions: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$19,614 and urban park fees in the amount of \$12,390. (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue.

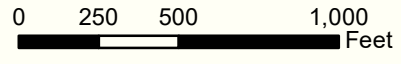
Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Midtown at Hannah Ridge Filing No.3 PUD & Prelim. Plan

-  Subject Property
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Parks
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC_BuildingFootprint
-  Streams



**Hannah Ridge Filing No.3 East
PUD Prelim. Plan**



Peterson Rd to Constitution Ave Rea

Constitution Ave to Marksheffel Rd

Marksheffel Road Route

N Chelton Rd to N Academy Blvd Reac

Constitution Ave

Leeside Vw

Pelican Grv

Waterman Way

Walton Creek Dr

Kaitlin Ct

Battle Mountain Rd

Leoti Dr

Pony Club Ln

Shawnee Dr

Grand Prix

Horseman

Hunter Jumper Dr

Hannah Ridge Dr

Farrifer Ct

Akers Dr

Show Hunter Way

Electronic Dr

Brechers Way

Winslow Park Dr

Ct

Farrier Ct

Washo Cir

Great Sky Rd

Majestic Plains Ct

Talus Ridge Dr

Show Cap Ct

Chenoa Ct

Feather Reed Rd

Palmer Park Blvd

Shawnee Ct

Blue Fescue Ct

Reed Grass Way

Muhly Ct

Venture St

Private

Notre Way

Guinness Way

Irish Dr

Bucolo Ave

Tennis Ln

February Dr

Gobi Dr

Larzac Dr

Gills

Con Hts