

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 16, 2021

Ms. Kari Parsons
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Midtown at Hanna Ridge Filing No.3 East (PUDSP207)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for the Midtown at Hanna Ridge Filing No.3 East on behalf of El Paso County Parks. The development application appears to have been resubmitted for public road access modifications. Because there are no changes in the number of lots, or percentage of open space, Park Advisory Board endorsement is not necessary. The application was presented and endorsed by the Park Advisory Board on October 14, 2020 with the following language:

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.

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) 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 will be required at time of recording of this Final Plat. (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue.

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**

