



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

August 28, 2018

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

Subject: WindingWalk Filing No. 2 Final Plat (SF-18-022)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the WindingWalk Filing No. 2 Final Plat, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board September 12, 2018.

WindingWalk is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, northwest of the intersection of Eastonville Road and Stapleton Drive, and south of Meridian Ranch Elementary School and Falcon High School. The proposed Final Plat will include 60 single-family residential lots on 25.09 acres, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The El Paso County Parks Master Plan (2013) shows no parks, trails, or open space impacted by WindingWalk Filing No. 2. The overall WindingWalk Planned Unit Development, however, impacts the proposed Eastonville Primary Regional Trail, which has connections to the Rock Island Regional Trail 3 miles to the south and Falcon Regional Park 1 mile to the north. When completed, the Eastonville Primary Regional Trail will ultimately connect the town of Falcon's commercial district to the Palmer Divide Regional Trail to the north of the project site. The 2017 Meridian Ranch Sketch Plan Amendment included language in the General Note section stating the following condition: "A 25' regional trail easement along Eastonville Road to be dedicated to El Paso County." This trail easement dedication was addressed through the WindingWalk Filing No. 1 Final Plat application, endorsed by the Park Advisory Board in February 2018.

The open space dedication within the WindingWalk Planned Unit Development comprises approximately 29 acres, or 21% of the subdivision, and exceeds the required 10% open space dedication. Filing No. 2 Final Plat contains approximately 4.28 acres of open space. Numerous trails and sidewalks connect residents to a variety of recreational facilities in the Meridian Ranch Development, including the Stonebridge Community Center, golf course, and the adjacent 2.34 acre WindingWalk Park.

200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520-7276
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

In May 2018, the developer requested a Park Lands Agreement to address credits against urban park fees of \$16,320 for this filing. Parks staff reviewed the agreement, and presented it for endorsement at the June 2018 Park Advisory Board meeting. The PLA was subsequently approved by the El Paso County Board of County Commissioners in July 2018 as Resolution 18-298. As such, no urban park fees are required for WindingWalk Filing No. 2. Additionally, no regional park fees are required for this subdivision pursuant to the existing 2014 park lands agreement for dedication of land for the Falcon Regional Park.

County Parks acknowledges the waiver of regional park fees and urban park fees as outlined in the 2014 and 2018 Park Lands Agreements, respectively, and no park land or trail easement dedications are required.

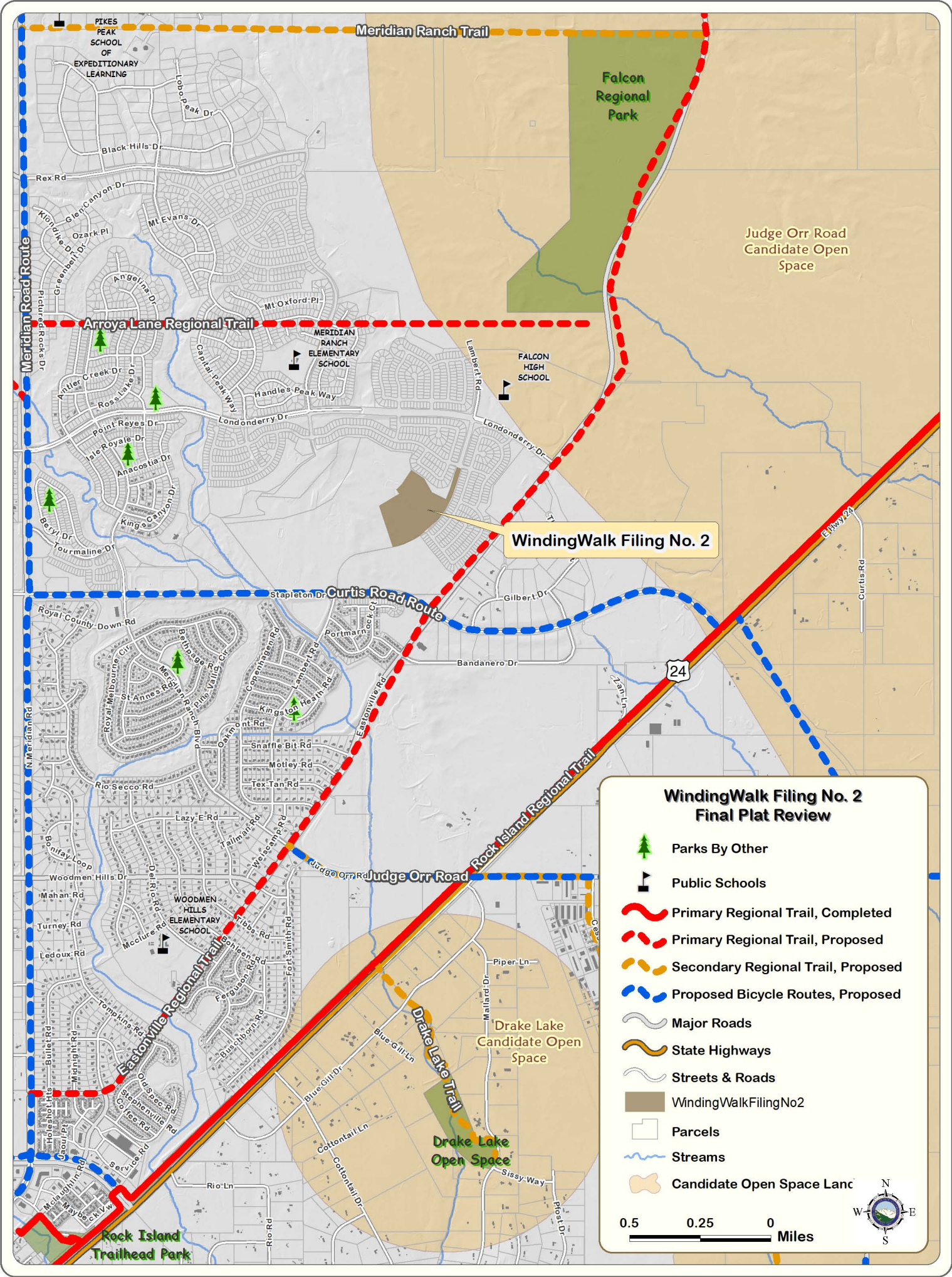
Recommended Motion (WindingWalk Filing No. 2 Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk Filing No. 2 Final Plat include the following acknowledgements: (1) fees in lieu of land dedication for regional park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 14-313) for the purposes of developing Falcon Regional Park; (2) fees in lieu of land dedication for urban park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 18-298) and are subject to provision of neighborhood park amenities, specifically trails and WindingWalk Park.

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

Sincerely,

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



Meridian Ranch Trail

Falcon Regional Park

Judge Orr Road Candidate Open Space

Arroyo Lane Regional Trail

Curtis Road Route

WindingWalk Filing No. 2

24

Judge Orr Road

Drake Lake Candidate Open Space

Drake Lake Trail

Drake Lake Open Space

Rock Island Trailhead Park

Meridian Road Route

N Meridian Rd

Woodmen Hills Elementary School

Rock Island Regional Trail

MERIDIAN RANCH ELEMENTARY SCHOOL

FALCON HIGH SCHOOL

WOODMEN HILLS ELEMENTARY SCHOOL

PIKES PEAK SCHOOL OF EXPEDITIONARY LEARNING

Black Hills Dr
Rex Rd
Klondike Dr
Greenember Dr
Ozark Pl
Mt Evans Dr

Angelina Dr
Mt Oxford Pl
Capital Peak Way
Handles Peak Way
Londonderry Dr

Antler Creek Dr
Ros Lake Dr
Point Reyes Dr
Ile Royale Dr
Anacostia Dr
King Canyon Dr
Bery Dr
Tourmaline Dr

Royal County Down Rd
Royal Melbourne Cir
St Annes Rd
Meridian Park
Pine Valley Cir
Copenhagen Rd
Lambert Rd
Hearth Rd
Eastonville Rd
Portman Rd
Bandanero Dr

Rio Secco Rd
Rio Grande Rd
Snaffle Bit Rd
Molloy Rd
Tex Tan Rd
Royal County Down Rd
Woodmen Hills Dr
Mahan Rd
Turney Rd
Ledoux Rd

Del Rio Rd
Fibbes Rd
Fort Smith Rd
Woodsman Hills Dr
Mahan Rd
Turney Rd
Ledoux Rd
Tompatine Rd
Buliet Rd
Highlight Rd
Holeche Ln
Group Pt
McLaughlin Rd
Serfice Rd

Stephenville Rd
Cottontail Ln
Cottontail Dr
Rio Ln

Meridian Ranch Trail
Arroyo Lane Regional Trail
Curtis Road Route
Judge Orr Road
Rock Island Regional Trail
Drake Lake Trail

Loop Peak Dr
Black Hills Dr
Rex Rd
Klondike Dr
Greenember Dr
Ozark Pl
Mt Evans Dr

Angelina Dr
Mt Oxford Pl
Capital Peak Way
Handles Peak Way
Londonderry Dr

Antler Creek Dr
Ros Lake Dr
Point Reyes Dr
Ile Royale Dr
Anacostia Dr
King Canyon Dr
Bery Dr
Tourmaline Dr

Royal Melbourne Cir
St Annes Rd
Meridian Park
Pine Valley Cir
Copenhagen Rd
Lambert Rd
Hearth Rd
Eastonville Rd
Portman Rd
Bandanero Dr

Rio Secco Rd
Rio Grande Rd
Snaffle Bit Rd
Molloy Rd
Tex Tan Rd
Royal County Down Rd
Woodmen Hills Dr
Mahan Rd
Turney Rd
Ledoux Rd

Del Rio Rd
Fibbes Rd
Fort Smith Rd
Woodsman Hills Dr
Mahan Rd
Turney Rd
Ledoux Rd
Tompatine Rd
Buliet Rd
Highlight Rd
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Development Application Permit Review



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

September 12, 2018

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:	WindingWalk Filing No. 2 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-022	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	25.09
GTL, Inc.	N.E.S., Inc.	Total # of Dwelling Units	60
3575 Kenyon Street, Suite 200	Andrea Barlow	Gross Density:	2.39
San Diego, CA 92110	619 North Cascade Avenue, Suite 200	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

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.
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LAND REQUIREMENTS

Regional Parks: 2		Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre) Based on Preliminary Plan
0.0194 Acres x 60 Dwelling Units = 1.164 acres	Urban Parks Area: 3	
	Neighborhood: 0.00375 Acres x 60 Dwelling Units = 0.23 acres	
	Community: 0.00625 Acres x 60 Dwelling Units = 0.38 acres	
	Total: 0.61acres	

FEE REQUIREMENTS

Regional Parks: 2		Urban Parks Area: 3
\$430.00 / Unit x 60 Dwelling Units= \$25,800.00	Neighborhood: \$107.00 / Unit x 60 Dwelling Units = \$6,420.00	
	Community: \$165.00 / Unit x 60 Dwelling Units = \$9,900.00	
	Total: \$16,320.00	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk Filing No. 2 Final Plat include the following acknowledgements: (1) fees in lieu of land dedication for regional park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 14-313) for the purposes of developing Falcon Regional Park; (2) fees in lieu of land dedication for urban park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 18-298) and are subject to provision of neighborhood park amenities, specifically trails and WindingWalk Park.

Park Advisory Board Recommendation: