

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

January 12, 2022

Kari Parsons  
Project Manager  
El Paso County Planning and Community Development

**Subject: Windermere Final Plat Filing No.1 (SF-2126)**

Kari,

The Community Services Department has reviewed the development application for the Windermere Final Plat Filing No.1 on behalf of El Paso County Parks. The Park Advisory Board previously considered the Windermere Preliminary Plan on April 17, 2019 and the following recommendation was endorsed:

*Request by Drexel, Barrell & Co for approval of the Windermere Preliminary Plan Amendment to increase the 201-lot subdivision to a 202-lot development. The site totaling 52.07-acres, is zoned RS-5000 with a minimum lot size of 5,000-sq.ft. The project will be developed in four phases with Phase I proposing 53 lots, Phase II- 45 lots, Phase III- 40 lots and Phase IV- 64 lots. Eight tracts are proposed for utilities, drainage and landscaping with Tract C dedicated for a 1-acre pocket park. The Subdivision is located in the northwest corner of the N Carefree Circle and Marksheffel Road intersection.*

*The 2013 El Paso County Parks Master Plan does not show any regional trail connections directly adjacent to this project. An on-road bicycle lane is located along Marksheffel Road, and there are numerous City parks and trails in the vicinity of the project.*

*El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$92,112 and urban park fees in the amount of \$58,176. A park lands agreement may be an acceptable alternative to required urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.*

Following the preliminary plan, the applicant has revised the project to reduce the number of residential lots from 202 to 163, and is submitting this Filing No. 1. Final Plat for consideration. Staff has reviewed this final plat application and referenced the El Paso County Parks Master Plan. Staff has identified no significant changes to the project, as it pertains to parks, trails, and open space. Staff appreciates the inclusion of a proposed urban park within Tract C.



Staff notes that this project is being developed in two phases with Phase I being Filing No. 1, and a future phase identified as Tract B, totaling 9.3 acres. Future park fees may be required if residential development of this future tract is planned. This review, and required park fees, are only for the 163 residential lots associated with Filing No. 1.

**Recommended Motion (Final Plat): Modified Lots and 2021 Park Fees**

*Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Windermere Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$74,980, and urban park fees in the amount of \$47,270. A park lands agreement may be an acceptable alternative to required urban park fees provided the agreement is approved by the County and executed prior to recording this Filing No. 1. Final Plat.*

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

**January 11, 2022**

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.

|                            |   |                                      |            |
|----------------------------|---|--------------------------------------|------------|
| <b>Name:</b>               | Windermere Final Plat Filing No. 1 Final Plat | <b>Application Type:</b>             | Final Plat |
| <b>PCD Reference #:</b>    | SF-2126                                       | <b>Total Acreage:</b>                | 52.07      |
|                            |   | <b>Total # of Dwelling Units:</b>    | 163        |
| <b>Applicant / Owner:</b>  | <b>Owner's Representative:</b>                | <b>Dwelling Units Per 2.5 Acres:</b> | 7.83       |
| Drexel, Barrell & Co.      | Eagle Development Company                     | <b>Regional Park Area:</b>           | 2          |
| Tim McConnell              | J. Mark                                       | <b>Urban Park Area:</b>              | 2          |
| 3 S. 7ths Street           | 212 N. Wahsatch Ave. Suite# 301               | <b>Existing Zoning Code:</b>         | RS-5000    |
| Colorado Springs, CO 80905 | Colorado Springs, CO 80903                    | <b>Proposed Zoning Code:</b>         | RS-5000    |

**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**

**Regional Park Area: 2**

0.0194 Acres x 163 Dwelling Units = 3.162  
**Total Regional Park Acres: 3.162**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 163 Dwelling Units = 0.61  
 Community: 0.00625 Acres x 163 Dwelling Units = 1.02  
**Total Urban Park Acres: 1.63**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 163 Dwelling Units = \$74,980  
**Total Regional Park Fees: \$74,980**

**Urban Park Area: 2**

Neighborhood: \$114 / Dwelling Unit x 163 Dwelling Units = \$18,582  
 Community: \$176 / Dwelling Unit x 163 Dwelling Units = \$28,688  
**Total Urban Park Fees: \$47,270**

**ADDITIONAL RECOMMENDATIONS**









**Staff Recommendation:**

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Windermere Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$74,980, and urban park fees in the amount of \$47,270.

**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**

# Windermere Final Plat Filing No.1

-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Subject Property
-  Colorado Springs Parks
-  Incorporated Areas
-  Building Footprint

0 250 500 1,000  
Feet



Windermere

