

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

July 26, 2021

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

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

Kari,

The Planning Division of the Community Services Department has reviewed the development application for the Windermere Final Plat Filing No.1 on behalf of El Paso County Parks. This application and the following recommendations for the Windermere Preliminary Plat were presented to and endorsed by the Park Advisory Board April 17, 2019.

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.

This application is being processed to reflect a change in the number of lots and a new development application year. The number of lots will increase by three, from 202 lots shown in 2019 to 205 in the current plan. Park fees for 2021 will be used vs. 2019 park fees because the development application file number has changed.



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 \$94,300, and urban park fees in the amount of \$59,450.

Sincerely,

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

**Development
Application
Permit
Review**



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

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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:	Windermere Final Plat Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-2126	Total Acreage:	37.50
		Total # of Dwelling Units:	205
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	13.67
Drexel, Barrell & Co.	Eagle Development Company	Regional Park Area:	2
Tim McConnell	J. Mark	Urban Park Area:	2
3 S. 7ths Street	212 N. Wahsatch Ave. Suite# 301	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80905	Colorado Springs, CO 80903	Proposed Zoning Code:	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

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

Urban Park Area: 2

0.0194 Acres x 205 Dwelling Units = 3.977
Total Regional Park Acres: 3.977

Neighborhood:	0.00375 Acres x 205 Dwelling Units =	0.77
Community:	0.00625 Acres x 205 Dwelling Units =	1.28
	Total Urban Park Acres:	2.05

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 2

\$460 / Dwelling Unit x 205 Dwelling Units = \$94,300
Total Regional Park Fees: \$94,300

Neighborhood:	\$114 / Dwelling Unit x 205 Dwelling Units =	\$23,370
Community:	\$176 / Dwelling Unit x 205 Dwelling Units =	\$36,080
	Total Urban Park Fees:	\$59,450

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 \$94,300, and urban park fees in the amount of \$59,450.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

Windermere Final Plat Filing No.1

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

0 250 500 1,000 Feet



Windermere

