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

December 7, 2020

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

Subject: Rolling Hills Ranch Filing No. 2 Final Plat, Review #2 (SF-20-020)

Hello John,

The Park Operations Division of the Community Services Department has reviewed the Rolling Hills Ranch Filing No. 2 Final Plat development application, Review #2, and has the following additional comments of behalf of El Paso County Parks:

Page eighteen (18) of The Rolling Hills Ranch Filing No. 2 Final Plat construction drawings depict the construction of a 6' concrete sidewalk adjacent and entering Falcon Regional Park, owned by El Paso County Parks. The sidewalk briefly enters and exits the Park property behind proposed Lots 450 and 451, then enters the Park property further to the northeast, where it terminates, but is proposed to connect to internal park trails. While staff appreciates the applicant's continued willingness to provide extensive recreational opportunities and multiple trail connections to both internal and external recreational facilities, such as Falcon Regional Park, staff strongly recommends the following:

- The developer must work closely with El Paso County Parks staff to coordinate the point at which the developer's concrete sidewalk terminates in Falcon Regional Park. Plans are being developed currently for baseball field facilities near the vicinity of the trail terminus, so coordination is of an utmost importance.
- The developer and/or Meridian Service Metropolitan District must request a permanent non-exclusive easement/license agreement with El Paso County for the location and construction of the 6' concrete sidewalk within Falcon Regional Park. Coordination with Parks staff will allow for accurate locations of the easements.
- The easement(s) must be endorsed by the Park Advisory Board and approved by the El Paso County Board of County Commissioners prior to the recording and subsequent construction of Rolling Hills Ranch Filing No. 2 Final Plat.



This application and the following recommendations were presented to and endorsed by the Park Advisory Board on October 14, 2020:

“This is a request by N.E.S., Inc., on behalf of GTL, Inc., for approval of the Rolling Hills Ranch Filing No. 2 Final Plat. Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 88.22-acre development will include 244 single-family residential lots, with a minimum lot size of 6,500 square feet, as well as four tracts designated as landscaping, open space, drainage, and utilities. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is located immediately east and adjacent the project site, while the existing Eastonville and Meridian Ranch Regional Trails are located 0.35 and 0.50 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is currently located immediately adjacent the southern portion of the property; however, the Arroyo Lane Trail will utilize paved Meridian Ranch trails already existing or planned along both Rex Road and Londonderry Drive. Both alignments will allow for future connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development. As such, no trail easements will be required along this trail corridor.

The open space dedication proposed within the overall Rolling Hills Ranch PUD Preliminary Plan area comprises 66 acres, or 26% of the subdivision, and therefore exceeds the required open space dedication of 10%. Rolling Hills Ranch Filing No. 2 contains approximately 28 acres, or 32%, of open space tracts. An internal trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including nearby neighborhood parks, community and recreation centers, an 18-hole golf course, as well as future connectivity to Falcon Regional Park. Please refer to the Rolling Hills Ranch PUD Preliminary Plans landscape plans for a detailed layout of the internal trail and sidewalk network, as well as its relationship to Falcon Regional Park.

County Parks acknowledges the waiver of \$124,032 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of this Final Plat. If no Park Lands Agreement is requested, urban park fees for Rolling Hills Ranch Filing No. 2 would amount to \$71,980.

Recommended Motion (Filing No. 2 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rolling Hills Ranch Filing No. 2 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$71,980 will be required at time of the

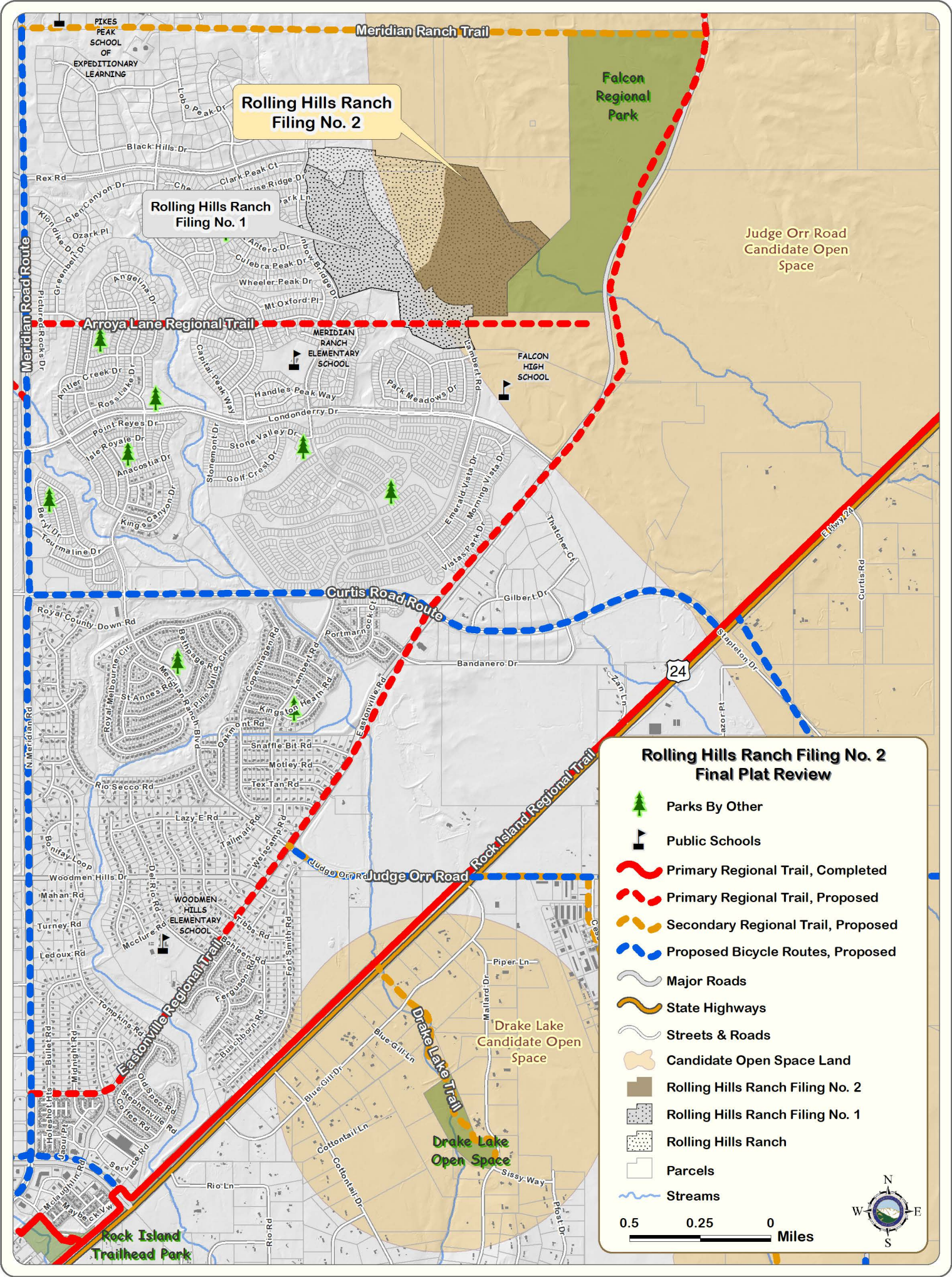
recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of this Final Plat.”

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

Sincerely,



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



Rolling Hills Ranch Filing No. 2

Rolling Hills Ranch Filing No. 1

Rolling Hills Ranch Filing No. 2 Final Plat Review

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Candidate Open Space Land
- Rolling Hills Ranch Filing No. 2
- Rolling Hills Ranch Filing No. 1
- Rolling Hills Ranch
- Parcels
- Streams

0.5 0.25 0 Miles



Rolling Hills Ranch Filing No. 2

Rolling Hills Ranch Filing No. 1

Rolling Hills Ranch Filing No. 2 Final Plat Review

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
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- Rolling Hills Ranch Filing No. 1
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0.5 0.25 0 Miles



Development Application Permit Review



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

October 14, 2020

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:	Rolling Hills Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-20-020	Total Acreage:	88.22
		Total # of Dwelling Units:	244
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.91
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	619 North Cascade Avenue	Urban Park Area:	3
San Diego, CA 92110	Suite 200	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

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 244 Dwelling Units = 4.734
Total Regional Park Acres: 4.734

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 244 Dwelling Units = 0.92
 Community: 0.00625 Acres x 244 Dwelling Units = 1.53
Total Urban Park Acres: 2.44

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 244 Dwelling Units = \$113,948
Total Regional Park Fees: \$113,948

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 244 Dwelling Units = \$28,304
 Community: \$179 / Dwelling Unit x 244 Dwelling Units = \$43,676
Total Urban Park Fees: \$71,980

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rolling Hills Ranch Filing No. 2 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$71,980 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of this Final Plat.


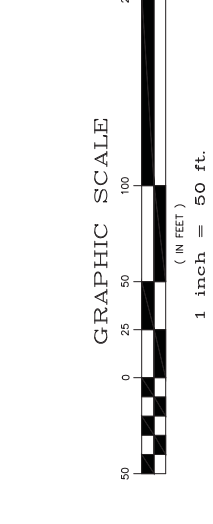
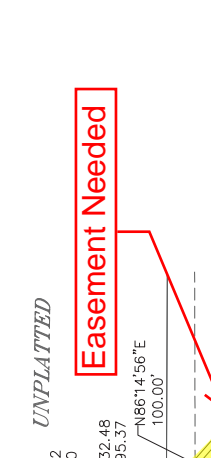
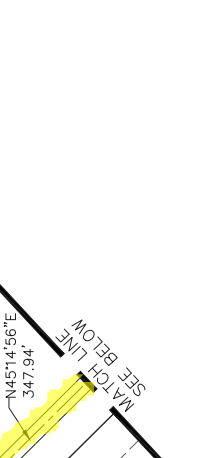
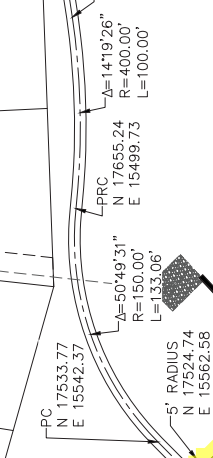
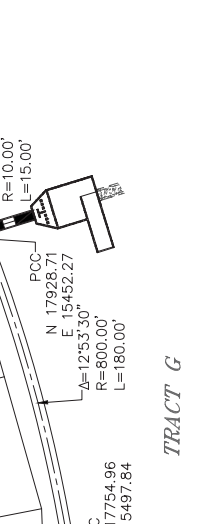
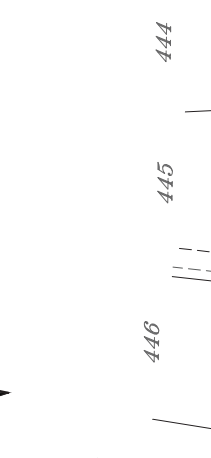
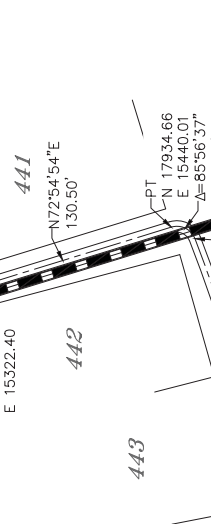
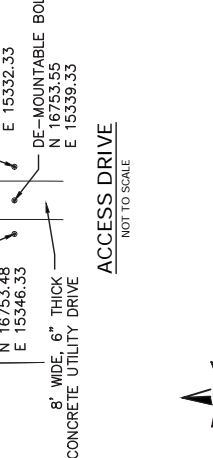
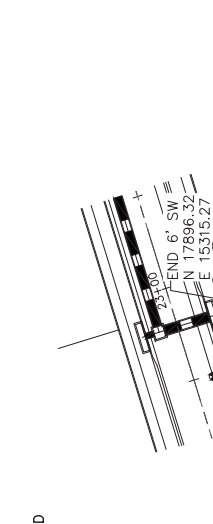
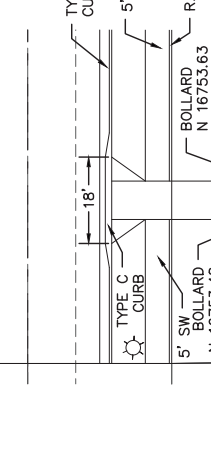
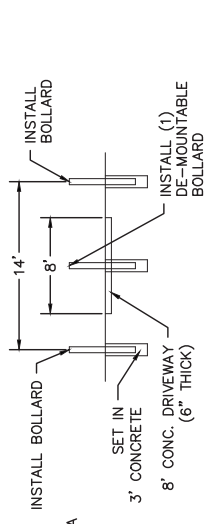
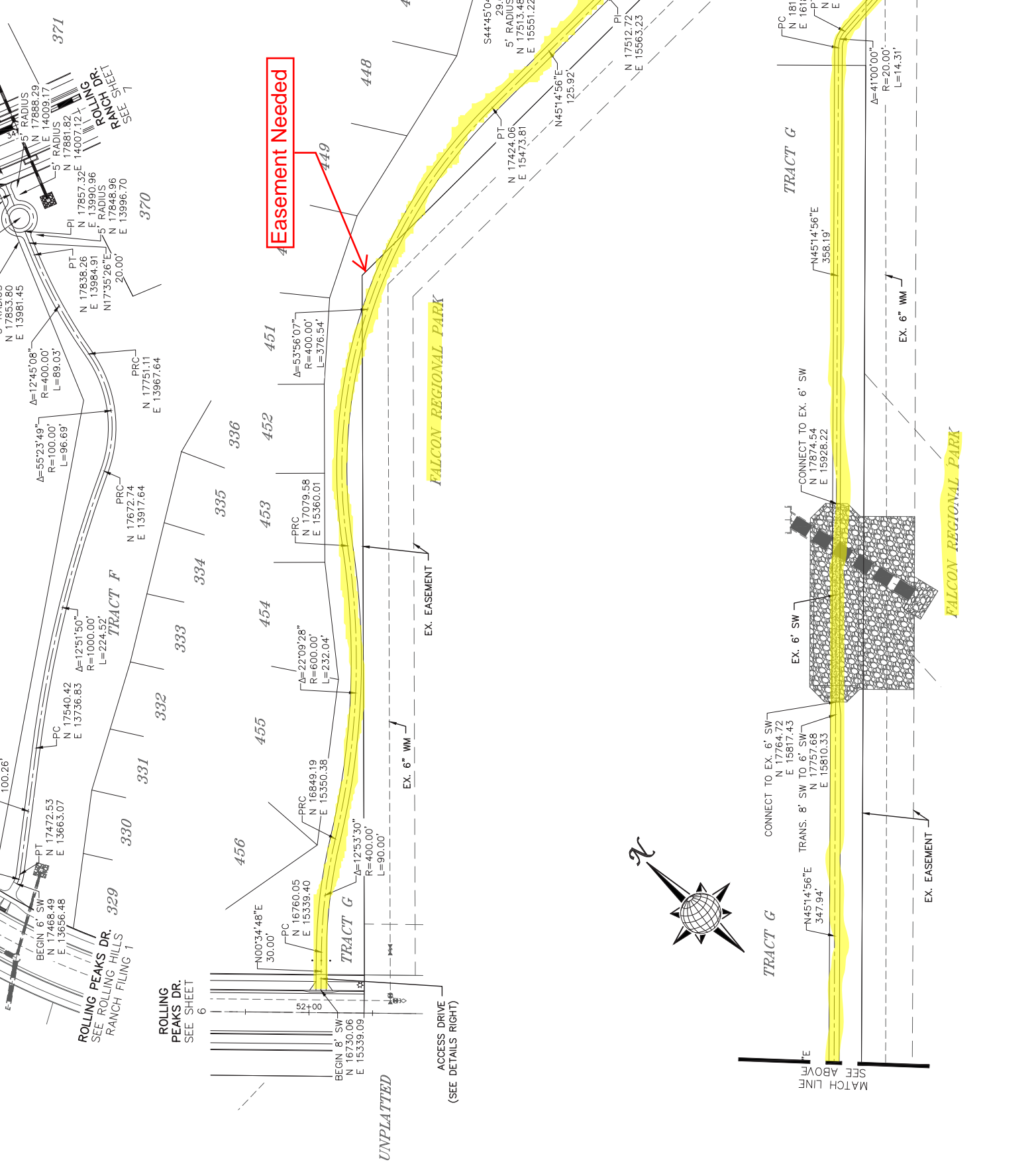
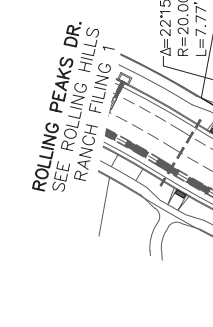
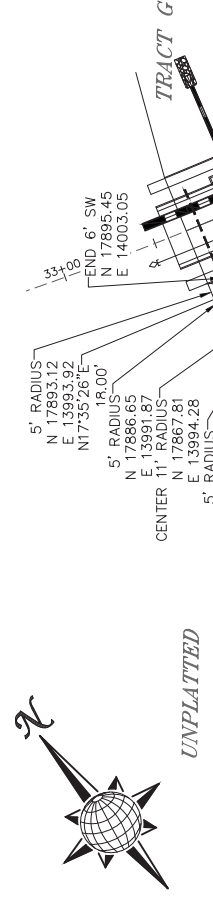
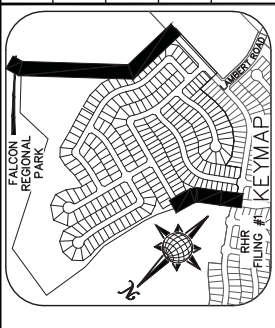
Park Advisory Board Recommendation:

PAB Endorsed 10/14/2020

6' SIDEWALK PLAN

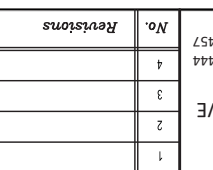
TWO WORKING DAYS BEFORE YOU DIG CALL 811

UTILITY NOTIFICATION CENTER OF COLORADO
 (SEE COVER FOR LIST OF UTILITY CONTACTS)

No.	Revisions	Date	Int.	Appr.	Date
1					
2					
3					
4					

TECH CONTRACTORS
 11886 STAPLETON DRIVE
 FALCON, CO 80831
 TELEPHONE: 719.495.2444
 FAX: 719.495.2457



ROLLING HILLS RANCH FILING 2
 AT MERIDIAN RANCH
 STREET AND UTILITY PLANS
 SIDEWALK PLAN

Scale
 AS SHOWN
 Checked by
 Drawn by
 LCG
 Date
 18 of 34
 NOVEMBER 2020

