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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 29, 2024

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

Subject: Rolling Hills Ranch North Filing No. 2 Final Plat (SF-24-024)

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the Rolling Hills Ranch North Filing No. 2 Final Plat and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on November 13, 2024:

This is a request by N.E.S., Inc., on behalf of GTL Development, Inc., for endorsement of the Rolling Hills Ranch North Filing No. 2 Final Plat. Rolling Hills Ranch North is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon and east of the intersection of Meridian Road and Rex Road. The proposed 88.17-acre filing will include 202 single-family residential lots, with a minimum lot size of 6,000 square feet.

The 2022 El Paso County Parks Master Plan shows the proposed Meridian Ranch Secondary Regional Trail running east-west through the northernmost section of the Meridian Ranch development and located within Tract A of Rolling Hills Ranch North Filing No. 2. Within Meridian Ranch, this paved concrete trail is completed to the west of the Rolling Hills Ranch North, eventually reaching Londonderry Drive at its intersection with Meridian Road. Once completed, the Meridian Ranch Secondary Regional Trail will continue eastward into adjacent Falcon Regional Park, where it connects to the Eastonville Primary Regional Trail near the eastern boundary of Falcon Regional Park. In 2020, both trails were constructed within the boundary of the park, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.

The open space dedication proposed within the overall Rolling Hills Ranch North development comprises 46.5 acres, or 31.2% of the subdivision, and therefore far exceeds the El Paso County Land Development Code's required PUD 10% open space dedication. Alone, Filing No. 2 contains 39.8 acres or 45% of the filing's acreage. The previously approved PUD Development Plan and Preliminary Plan shows a six-foot wide concrete trail along the northern plat boundary, comprising the Meridian Ranch Secondary Regional Trail, with additional internal trails connecting to the nearby neighborhoods. While Rolling Hills Ranch North does not include a neighborhood park, it is within close proximity to parks located immediate adjacent and south of the development in The Sanctuary at Meridian Ranch, as well as Falcon Regional Park. The extensive trail and sidewalk network connects residents to a variety of recreation facilities throughout the Meridian Ranch development, including other neighborhood parks, community and recreation centers, and an 18-hole golf course.

During the review of the Rolling Hills Ranch North PUD Development Plan and Preliminary Plan, staff recommended that the applicant consider the inclusion of an internal trail through the northern portion the central open space tract, north of Sunrise Ridge Drive, to connect to the internal trail as shown in the southern portion of the tract. A second review of the PUD Preliminary Plan showed the inclusion of the recommended trail, which will allow for direct connection between the northern residences of Rolling Hills Ranch North, as well as users of the Meridian Ranch Regional Trail, with the neighborhood park at The Sanctuary at Meridian Ranch, located on the south side of Rex Road. A pedestrian crossing at Sunrise Ridge Drive will allow for a safe crossing between the northern and south sections of Rolling Hills Ranch North.

County Parks acknowledges the waiver of \$102,010 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 intended to and has now submitted a request for an Urban Park Lands Agreement to address credits against urban park fees in exchange for the construction and landscaping of the aforementioned trail corridors and open spaces. Parks staff has reviewed the agreement and found it acceptable, and as such, is submitting it for endorsement at this Park Advisory Board meeting. If the Urban Park Lands Agreement is not approved, the urban park fees for Filing No. 2 would total \$61,206, as shown on the attached Development Application Review Form.

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 North 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) require fees in lieu of land dedication for urban park purposes in the amount of \$61,206 to be paid at time of the recording of the Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is reviewed and approved by the County and executed prior to recording this Final Plat.

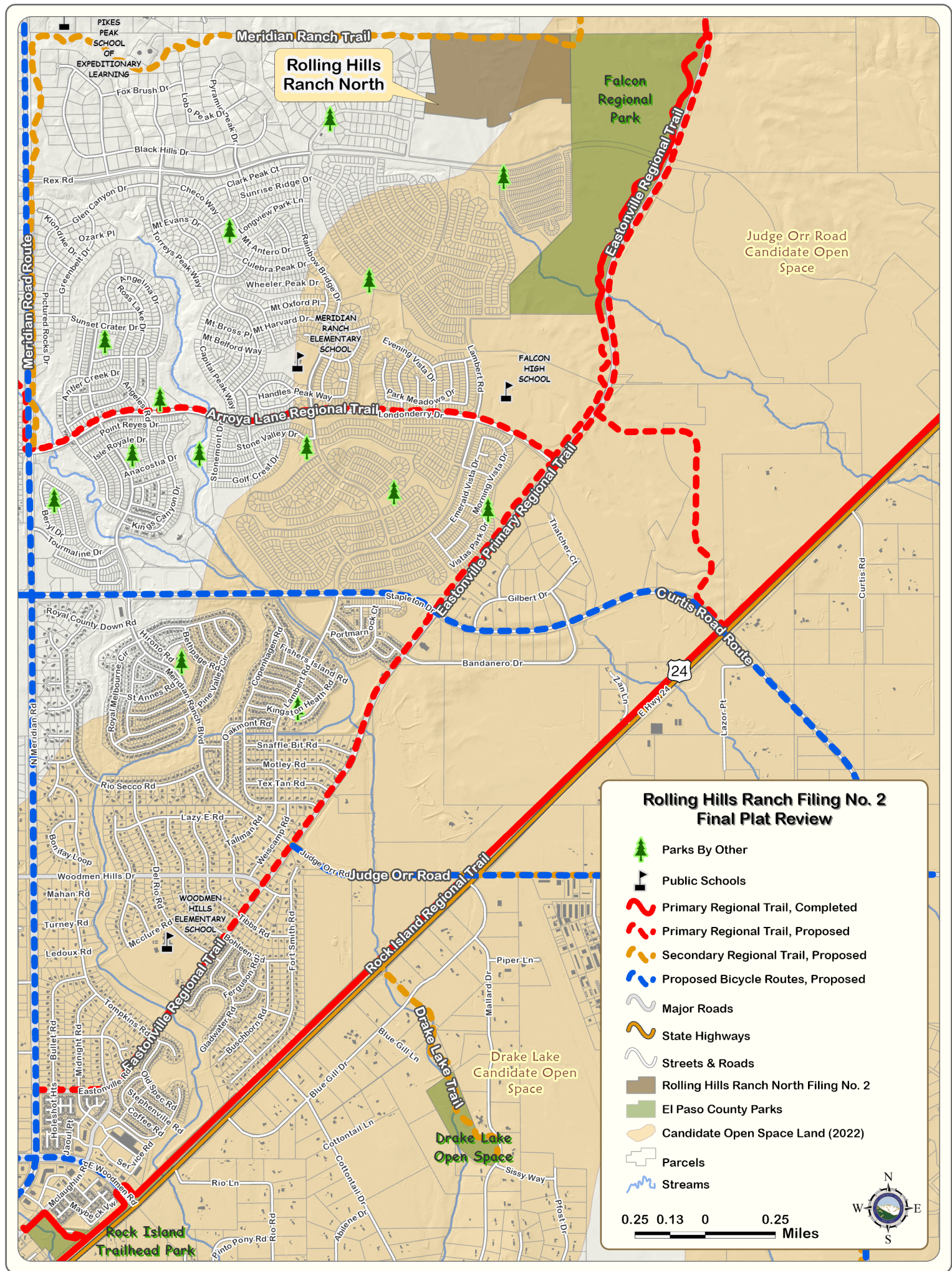
Please let me know if you have any questions or concerns.

Sincerely,

















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







Rolling Hills Ranch North

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
-  Rolling Hills Ranch North Filing No. 2
-  El Paso County Parks
-  Candidate Open Space Land (2022)
-  Parcels
-  Streams

0.25 0.13 0 0.25 Miles





**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

November 13, 2024

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 North Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-024	Total Acreage:	88.17
		Total # of Dwelling Units:	202
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	5.73
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
Raul Guzman	Andrea Barlow	Urban Park Area:	3
3575 Kenyon Street, Suite 200	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
San Diego, CA 92110	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	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 2	Urban Park Area: 3
0.0194 Acres x 202 Dwelling Units = 3.919	Neighborhood: 0.00375 Acres x 202 Dwelling Units = 0.76
Total Regional Park Acres: 3.919	Community: 0.00625 Acres x 202 Dwelling Units = 1.26
	Total Urban Park Acres: 2.02
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 3
\$505 / Dwelling Unit x 202 Dwelling Units = \$102,010	Neighborhood: \$119 / Dwelling Unit x 202 Dwelling Units = \$24,038
Total Regional Park Fees: \$102,010	Community: \$184 / Dwelling Unit x 202 Dwelling Units = \$37,168
	Total Urban Park Fees: \$61,206

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 North 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) require fees in lieu of land dedication for urban park purposes in the amount of \$61,206 to be paid at time of the recording of the Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is reviewed and approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation: