

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** WindingWalk PUD Development Plan/Preliminary Plan and Filing No. 1 Final Plat

**Agenda Date:** February 14, 2018

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### Background Information:

Request by GTL, Inc., for approval of WindingWalk PUD Development Plan, Preliminary Plan, and Filing No. 1 Final Plat. 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 139-acre PUD Development Plan and Preliminary Plan will include 405 single-family residential lots, while Filing No. 1 will include 345 lots on 113.9 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 that the WindingWalk development 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."*

The open space dedication proposed with this PUD Development Plan and Preliminary Plan comprises approximately 29 acres, or 21% of the subdivision, and exceeds the required 10% open space dedication. Filing No. 1 Final Plat alone contains approximately 25 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 proposed 2.34 acre WindingWalk Park.

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 the Final Plat. If no park lands agreement is requested, Filing No. 1 Final Plat urban park fees would amount to \$93,840. There are no regional park

fees 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 as outlined in the 2014 park lands agreement, and recommends that waiver of urban park fees be addressed in a future park lands agreement to be executed prior to recording of final plat. The waiver would be subject to provision of additional neighborhood park amenities, specifically WindingWalk Park planned for development within Tract G, as well as trails throughout the development. Staff recommends that the approval of WindingWalk PUD Development Plan / Preliminary Plan and Filing No. 1 Final Plat include the following conditions:

- Regional fees are not required pursuant to the existing park lands agreement for regional park land dedication.
- As stated in the general notes of the approved 2015 Meridian Ranch Sketch Plan Amendment, the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan, and shall be shown and dedicated on the Final Plat.
- Require fees in lieu of land dedication for urban park purposes, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the final plat and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.

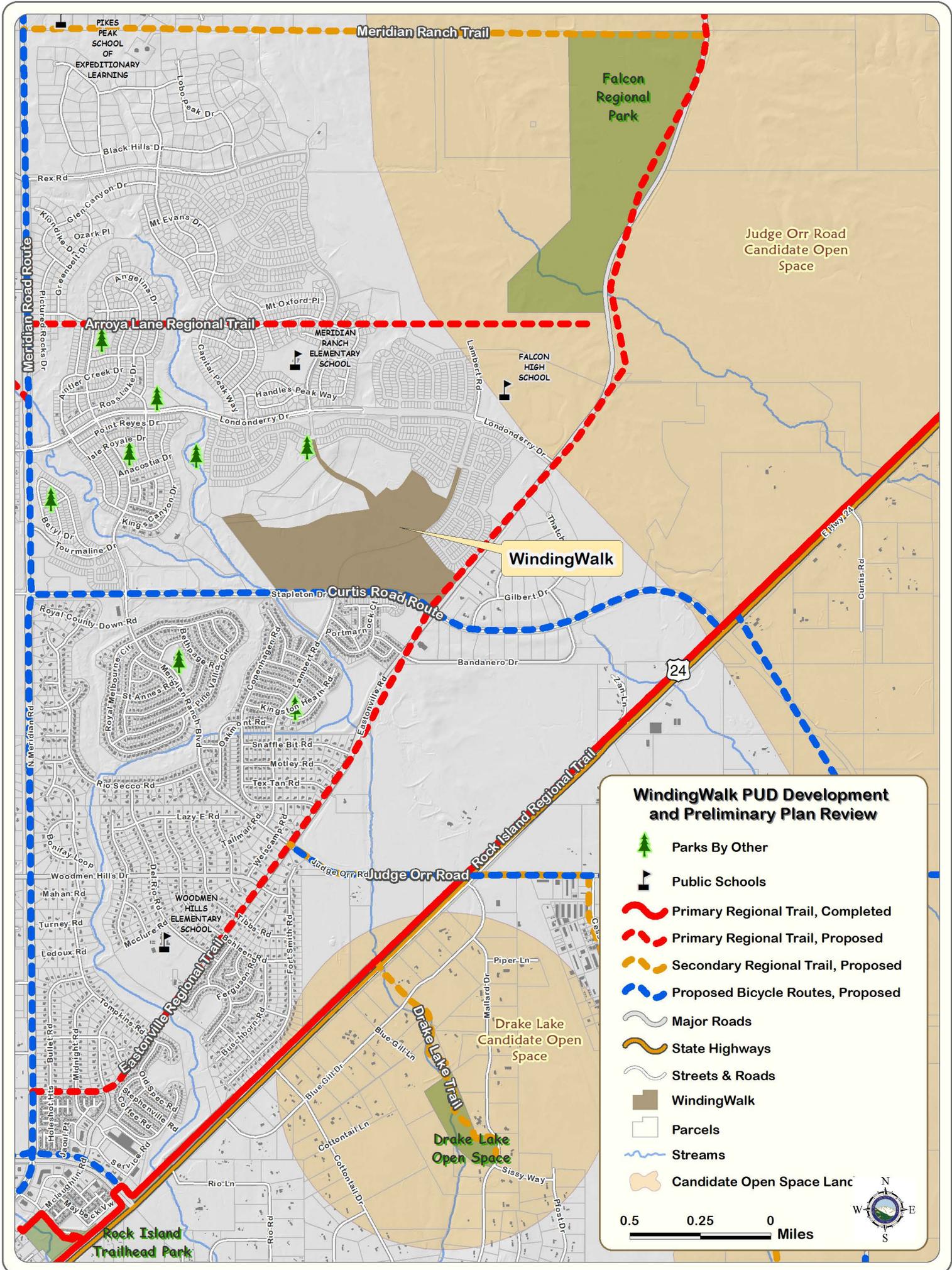
**Recommended Motion (Winding Walk PUD Development Plan / Preliminary Plan):**

Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk PUD Development Plan / Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan; (3) on forthcoming final plats, require fees in lieu of land dedication for urban park purposes in the amount of \$110,160, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.

**Recommended Motion (WindingWalk Filing No. 1 Final Plat):**

Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk Filing No. 1 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned

easement be shown on the PUD Development Plan / Preliminary Plan and Final Plat; (3) require fees in lieu of land dedication for urban park purposes in the amount of \$93,840, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the Final Plat and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.



Meridian Ranch Trail

Falcon Regional Park

Judge Orr Road Candidate Open Space

Arroyo Lane Regional Trail

Curtis Road Route

WindingWalk

24

Judge Orr Road

Rock Island Regional Trail

Drake Lake Candidate Open Space

Drake Lake Trail

Drake Lake Open Space

Rock Island Trailhead Park

Meridian Road Route

Meridian Ranch Elementary School

Falcon High School

Woodmen Hills Elementary School

Eastonville Regional Trail

Meridian Peak School of Expeditionary Learning

Black Hills Dr

Rex Rd

Klondike Dr

Greenber Dr

Picture Rocks Dr

Antler Creek Dr

Ros Lake Dr

Point Reyes Dr

Ile Royale Dr

Anacostia Dr

King Canyon Dr

Beryl Dr

Tourmaline Dr

Royal County Down Rd

Royal Melbourne Cir

St Annes Rd

Rio Secco Rd

Bonifay Loop

Woodmen Hills Dr

Mahan Rd

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# Development Application Permit Review



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

February 14, 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 PUD Development Plan and Preliminary Plan	Application Type:	PUD/Preliminary Plan
DSD Reference #:	PUDSP-18-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	139
GTL, Inc.	N.E.S., Inc.	Total # of Dwelling Units	405
3575 Kenyon Street, Suite 200	Andrea Barlow	Gross Density:	2.91
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: <b>2</b>	Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre)
<b>0.0194 Acres x 405 Dwelling Units = 7.857 acres</b>	Urban Parks Area: <b>3</b>
	Neighborhood: <b>0.00375 Acres x 405 Dwelling Units = 1.52 acres</b>
	Community: <b>0.00625 Acres x 405 Dwelling Units = 2.53 acres</b>
	Total: <b>4.05 acres</b>

**FEE REQUIREMENTS**

Regional Parks: <b>2</b>	Urban Parks Area: <b>3</b>
<b>\$430.00 / Unit x 405 Dwelling Units = \$174,150.00</b>	Neighborhood: <b>\$107.00 / Unit x 405 Dwelling Units = \$43,335.00</b>
	Community: <b>\$165.00 / Unit x 405 Dwelling Units = \$66,825.00</b>
	Total: <b>\$110,160.00</b>

**ADDITIONAL RECOMMENDATIONS**

<p>Staff Recommendation:</p>    <p>Park Advisory Board Recommendation:</p> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <p><b>Endorsed 02/14/2018</b></p> </div>	<p>Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk PUD Development Plan / Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan; (3) on forthcoming final plats, require fees in lieu of land dedication for urban park purposes in the amount of \$110,160, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.</p>
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# Development Application Permit Review



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

February 14, 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. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	113.9
GTL, Inc.	N.E.S., Inc.	Total # of Dwelling Units	345
3575 Kenyon Street, Suite 200	Andrea Barlow	Gross Density:	3.02
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.

**LAND REQUIREMENTS**

Urban Density:  (2.5 units or greater / 1 acre)

Regional Parks:            2  
**0.0194 Acres x 345 Dwelling Units = 6.693 acres**

Urban Parks Area:	<b>3</b>
Neighborhood:	<b>0.00375 Acres x 345 Dwelling Units = 1.29 acres</b>
Community:	<b>0.00625 Acres x 345 Dwelling Units = 2.16 acres</b>
Total:	<b>3.45 acres</b>

**FEE REQUIREMENTS**

Regional Parks:            2  
**\$430.00 / Unit x 345 Dwelling Units = \$148,350.00**

Urban Parks Area:	<b>3</b>
Neighborhood:	<b>\$107.00 / Unit x 345 Dwelling Units = \$36,915.00</b>
Community:	<b>\$165.00 / Unit x 345 Dwelling Units = \$56,925.00</b>
Total:	<b>\$93,840.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk Filing No. 1 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan and Final Plat; (3) require fees in lieu of land dedication for urban park purposes in the amount of \$93,840, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the Final Plat and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.

Park Advisory Board Recommendation:

**Endorsed 02/14/2018**