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COMMUNITY SERVICES DEPARTMENT

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

May 29, 2018

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

Subject: WindingWalk Filing No. 1 Final Plat, Review #2 (SF-18-002)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the WindingWalk Filing No. 1 Final Plat, Review #2, and has no further comments of behalf of El Paso County Parks. This application was presented to the Park Advisory Board February 14, 2018, and the endorsed recommendation(s) are as follows:

"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.

200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520-7276
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

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.”

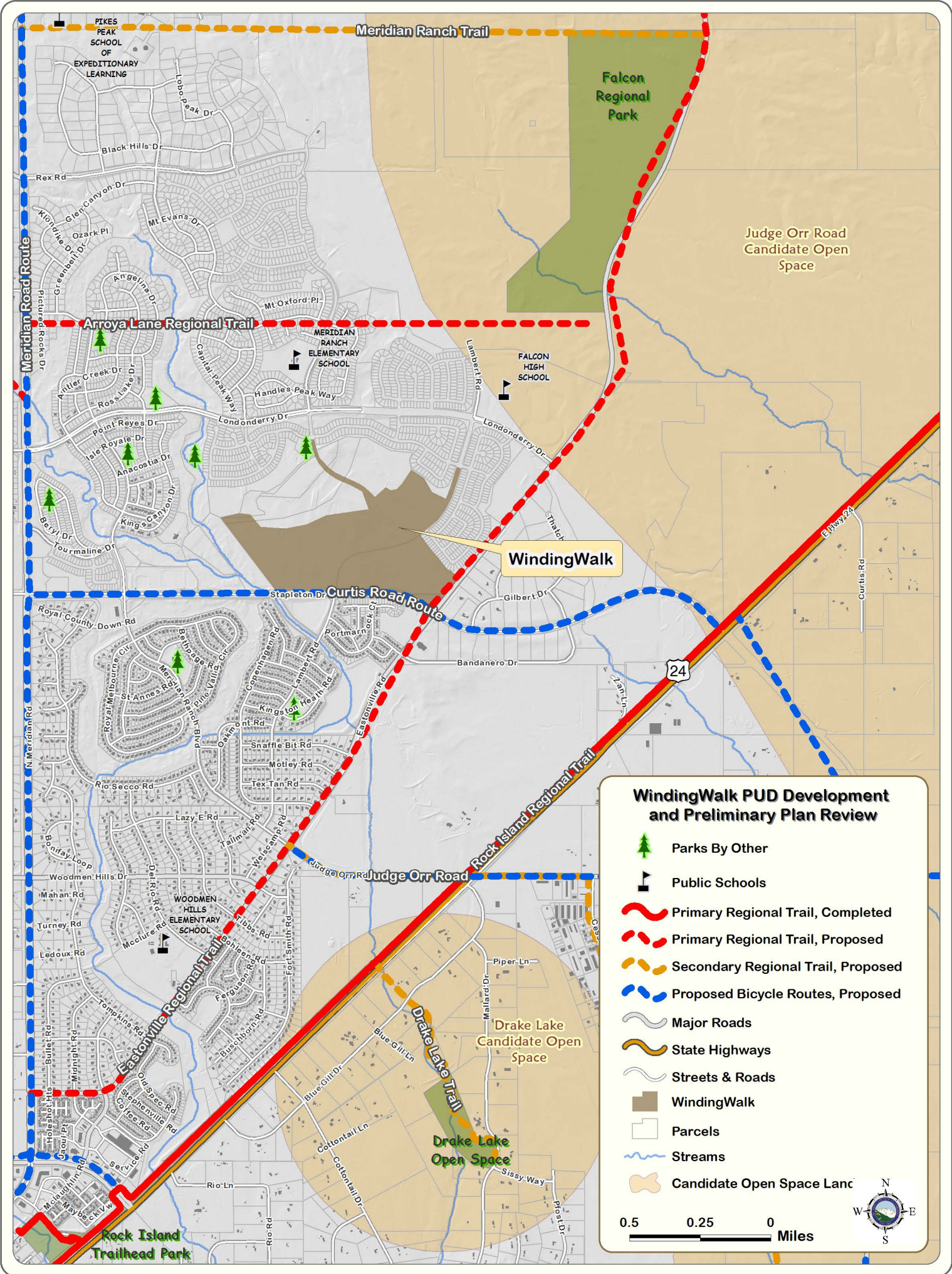
Recommended Motion (WindingWalk Filing No. 1 Final Plat):

“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.”














Please contact me should you have any questions or concerns.

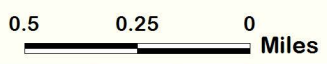
Sincerely,

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



WindingWalk PUD Development and Preliminary Plan 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
-  WindingWalk
-  Parcels
-  Streams
-  Candidate Open Space Land



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: 2	Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre)
0.0194 Acres x 405 Dwelling Units = 7.857 acres	Urban Parks Area: 3
	Neighborhood: 0.00375 Acres x 405 Dwelling Units = 1.52 acres
	Community: 0.00625 Acres x 405 Dwelling Units = 2.53 acres
	Total: 4.05 acres

FEE REQUIREMENTS

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

ADDITIONAL RECOMMENDATIONS

<p>Staff Recommendation:</p> <p>Park Advisory Board Recommendation:</p> <div style="border: 1px solid black; padding: 2px; width: fit-content;"> <p>Endorsed 02/14/2018</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



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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.
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LAND REQUIREMENTS		Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre)
Regional Parks: 2	Urban Parks Area: 3	
0.0194 Acres x 345 Dwelling Units = 6.693 acres	Neighborhood: 0.00375 Acres x 345 Dwelling Units = 1.29 acres	
	Community: 0.00625 Acres x 345 Dwelling Units = 2.16 acres	
	Total: 3.45 acres	

FEE REQUIREMENTS	
Regional Parks: 2	Urban Parks Area: 3
\$430.00 / Unit x 345 Dwelling Units= \$148,350.00	Neighborhood: \$107.00 / Unit x 345 Dwelling Units = \$36,915.00
	Community: \$165.00 / Unit x 345 Dwelling Units = \$56,925.00
	Total: \$93,840.00

ADDITIONAL RECOMMENDATIONS

<p>Staff Recommendation:</p> <p>Park Advisory Board Recommendation:</p> <div style="border: 1px solid black; padding: 2px; width: fit-content;"> <p>Endorsed 02/14/2018</p> </div>	<p>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.</p>
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