

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Villas at Aspen Trails Preliminary Plan

Agenda Date: October 11, 2023

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Kimley-Horn and Associates on behalf of ROS Equity Holding-Independence, LLC., for the Villas at Aspen Trails Preliminary Plan, consisting of 41 residential single-family townhome lots on 4.25 acres. This proposed development is *not* located within the boundaries of the Trails at Aspen Ridge, rather located immediately north and west of that subdivision, southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road and east of Big Johnson Reservoir.

The 2022 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 approximately 0.35 mile west of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road immediately north of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

Zoned RM-12 single-family attached residential townhome units, the Villas at Aspen Trails is not required to meet the El Paso County Land Development Code's 10% open space requirement. However, the applicant has included ~2 acres, or 47.1%, of private open space areas within Tracts A and C, dedicated to unspecified open space uses and stormwater detention.

The applicant's Letter of Intent does not outline the intended uses of the open space areas, nor does the Preliminary Plan due to the lack of a landscape plan. Staff recommends that the applicant include a detailed description of the open space uses and include a landscape plan in future submittals of the Preliminary Plan. If no recreational amenities are being considered for the Villas at Aspen Trails, it should be noted that the adjacent Trails at Aspen Ridge subdivision provides publicly accessible recreation through two established neighborhood pocket parks and a planned centralized community park, the latter of which is due for completion in 2025. These parks are located within short walking distance to the Villas at Aspen Trails.

As no park land or trail easement dedications are recommended for this application, staff recommends regional and urban park fees in lieu of land dedication.

Recommended Motion (Preliminary Plan):

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 Villas at Aspen Trails Preliminary Plan: (1) recommend that the applicant include detailed open space descriptions in the Letter of Intent; (2) recommend that the applicant include a Landscape Plan in future Preliminary Plan submittals; (3) fees in lieu of land dedication for regional park purposes in the total amount of \$20,705 and urban park fees in the amount of \$12,423 will be required upon the recording of the forthcoming Final Plat.

City of Colorado Springs

The Villas at Aspen Trails

Bluestem Prairie Open Space (City Park)

Trails at Aspen Ridge

Big Johnson Reservoir

City of Colorado Springs

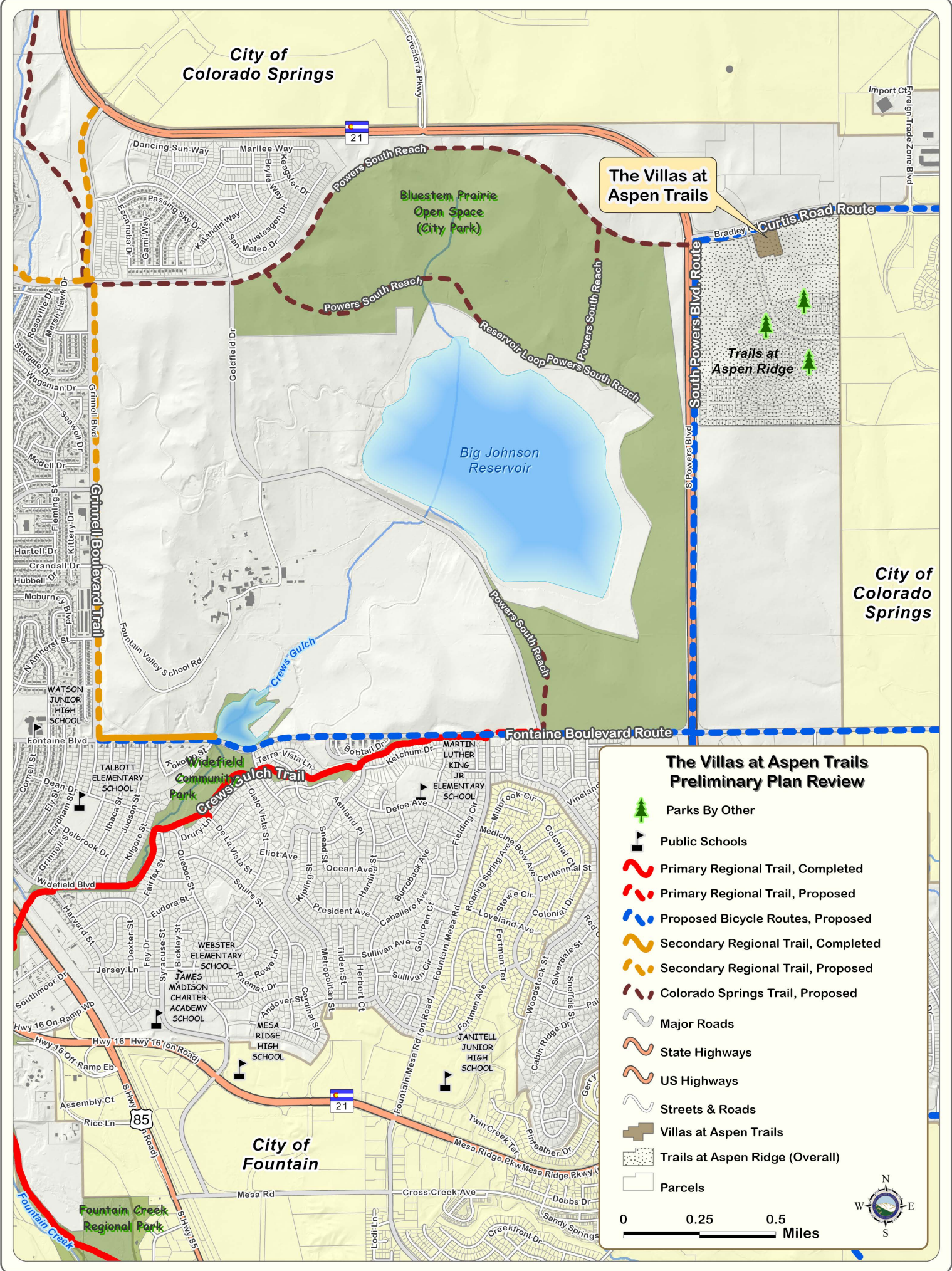
City of Fountain

Fountain Creek Regional Park

The Villas at Aspen Trails Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  US Highways
-  Streets & Roads
-  Villas at Aspen Trails
-  Trails at Aspen Ridge (Overall)
-  Parcels

0 0.25 0.5 Miles



**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT
 Park Operations - Recreation and Cultural Services
 Parks Planning - Environmental Services - CSU Extension Office

October 11, 2023

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:	The Villas at Aspen Trails Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-23-004	Total Acreage:	4.25
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	41
ROS Equity Holding-Independence LLC	Kimley-Horn and Associates	Dwelling Units Per 2.5 Acres:	24.12
Ray O'Sullivan	Jim Houk	Regional Park Area:	4
17 South Wahsatch Avenue	2 North Nevada Avenue, Suite 900	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Existing Zoning Code:	RM-12
		Proposed Zoning Code:	RM-12

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: 4

 0.0194 Acres x 41 Dwelling Units = 0.795
Total Regional Park Acres: 0.795

Urban Park Area: 4
 Neighborhood: 0.00375 Acres x 41 Dwelling Units = 0.15
 Community: 0.00625 Acres x 41 Dwelling Units = 0.26
Total Urban Park Acres: 0.41

FEE REQUIREMENTS

Regional Park Area: 4

 \$505 / Dwelling Unit x 41 Dwelling Units = \$20,705
Total Regional Park Fees: \$20,705

Urban Park Area: 4
 Neighborhood: \$119 / Dwelling Unit x 41 Dwelling Units = \$4,879
 Community: \$184 / Dwelling Unit x 41 Dwelling Units = \$7,544
Total Urban Park Fees: \$12,423

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 Villas at Aspen Trails Preliminary Plan: (1) recommend that the applicant include detailed open space descriptions in the Letter of Intent; (2) recommend that the applicant include a Landscape Plan in future Preliminary Plan submittals; (3) fees in lieu of land dedication for regional park purposes in the total amount of \$20,705 and urban park fees in the amount of \$12,423 will be required upon the recording of the forthcoming Final Plat.

Park Advisory Board Recommendation:

PAB Endorsed 10/11/2023