



**EL PASO COUNTY**

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**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

September 26, 2023

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

**Subject: Villas at Aspen Trails Preliminary Plan – Preliminary Comments (SP-23-004)**

Hello Kylie,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Villas at Aspen Trails Preliminary Plan development application 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 El Paso County Park Advisory Board for endorsement on October 11, 2023:

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.

Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams  
Park Planner  
Parks Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



**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.

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

**Regional Park Area: 4**  
 0.0194 Acres x 41 Dwelling Units = 0.795  
**Total Regional Park Acres: 0.795**

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