

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 26, 2021

Kari Parsons  
Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Upland Flats Final Plat Filing No.1 (SF-2112)**

Kari,

The Community Services Department has reviewed the development application for Upland Flats by Watermark Final Plat Filing No.1 and has the following comments on behalf of El Paso County Parks. This project was previously considered by the Park Advisory Board on November 11, 2020 and was approved with the following recommendation:

*“The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following condition when considering and / or approving Watermark at Constitution Rezone: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$140,100 and urban park fees in the amount of \$88,500 will be required at time of recording of the Final Plat (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue.”*

The plan has not changed significantly since November, 2020 rezone when the project was known as ‘Watermark at Constitution’. The size of the site and number of buildings and housing units is the same. Because this is the final plat and is being applied for in 2021, updated urban and regional park fees will apply. See staff recommended motion for the final plat below:

**Staff Recommended Motion:**











Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Upland Flats by Watermark Filing No. 1 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$138,000, and urban park fees in the amount of \$87,000. (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue.

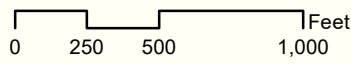


Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

# Upland Flats Filing No.1 Final Plat

-  SubjectProperty
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Parks
-  Candidate Open Space Land
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC\_BuildingFootprint
-  Streams



**Upland Flats Filing No.1  
Final Plat**

N Chelton Rd to N Academy Blvd Reac

Marksheffel Road Route

Constitution Ave to Marksheffel Rd

Gill Johnson Pt

Electronic Dr

Red Granite Loop

Sandy Ct

Silicon Hts

Confluence Pt

Guinness Way

Irish Dr

Tennis Ln

February Dr

Veillette Ln

Muhly Ct

Salt Grass Ct

Venture St

Private

Notre Way

Bucolo Ave

Riverwalk Pkwy

Silver Meadow Cir

Streambank Dr

Klein Pl

Palmer Park Blvd

Chenoa Ct

Feather Reed Rd

Washo Cir

Great Sky Rd

Majestic Plains Ct

Talus Ridge Dr

Show Cap Ct

Blue Fescue Ct

Shawnee Ct

Shawnee Dr

Reed Grass Way

Hunter Jumper Dr

Hannah Ridge Dr

Equin

Farr

Winslow Park Dr

Grand Prix Ct

Horsemanship Ct

Pony Club Ln

Electronic Dr

Waterman Way

Allens Park Dr

Admer Dr

Gobi Dr

Larzac Dr

Capital Dr

Tempest Dr

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**Development  
Application  
Permit Review**



**COMMUNITY SERVICES DEPARTMENT**  
Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

**February 26, 2021**

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>	Upland Flats by Watermark Filing No. 1	<b>Application Type:</b>	Final Plat & Rezone
<b>PCD Reference #:</b>	SF-2112	<b>Total Acreage:</b>	15.39
		<b>Total # of Dwelling Units:</b>	300
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	48.73
Oak Ridge Land Holdings	Ridge & Ridge Landscape Architects	<b>Regional Park Area:</b>	2
James Ridge	Steve Ridge	<b>Urban Park Area:</b>	3
1234 Main Street	1235 Main Street	<b>Existing Zoning Code:</b>	CS
Colorado Springs, CO 80900	Colorado Springs, CO 80900	<b>Proposed Zoning Code:</b>	RM-30

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

<p>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.</p>	<p>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.</p>
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**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 300 Dwelling Units = 5.820  
**Total Regional Park Acres: 5.820**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 300 Dwelling Units = 1.13  
Community: 0.00625 Acres x 300 Dwelling Units = 1.88  
**Total Urban Park Acres: 3.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 300 Dwelling Units = \$138,000  
**Total Regional Park Fees: \$138,000**

**Urban Park Area: 3**

Neighborhood: \$114 / Dwelling Unit x 300 Dwelling Units = \$34,200  
Community: \$176 / Dwelling Unit x 300 Dwelling Units = \$52,800  
**Total Urban Park Fees: \$87,000**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Upland Flats by Watermark Filing No. 1 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$138,000, and urban park fees in the amount of \$87,000. (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue.

**Park Advisory Board Recommendation:** **No PAB Endorsement Necessary**