



EL PASO COUNTY

COLORADO

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

September 5, 2018

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

Subject: The Gardens at North Carefree PUD / Preliminary Plan (PUDSP-18-004)

Hello Nina,

The Planning Division of the Community Services Department has reviewed The Gardens at North Carefree PUD / Preliminary Plan, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board September 12, 2018.

The Gardens at North Carefree is currently zoned RR-5 and CS, with this application requesting a rezone to Planned Unit Development (PUD). The project is located at the intersection of North Carefree Circle and Akers Drive, west of Marksheffel Road. The proposed 11.64-acre development will include 71 single-family residential lots, with a minimum lot size of 3,150 square feet.

The 2013 El Paso County Parks Master Plan shows no impact to regional trails, parks, or open space. The proposed Marksheffel Road Bicycle Route and the City of Colorado Springs' proposed extension of the Rock Island Trail are both located approximately 0.25 mile east of the project. The project is not located within Candidate Open Space Lands.

The open space dedication proposed within The Gardens at North Carefree comprises 1.98 acres within various tracts, or 17% of the subdivision, and therefore exceeds the required open space dedication of 10%. However, the open space is comprised primarily of drainage and detention pond infrastructure, with no apparent recreational opportunities for residents and their guests. The closest neighborhood parks, Remington Park and High Meadows Park, and both located approximately 0.75 mile from the project site, with no direct street or trail access.

The El Paso County Land Development Code (LDC) states the following:

- Section 4.2.6 of the LDC states that "Constructed storm water facilities may be included in the open space calculation if comprising less than 10% of the required open space, recreational areas, trails and greenways."

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



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

- Section 4.2.6 of the LDC states that “Open space shall be concentrated in large usable areas. No less than 25% of the gross land area of the open space shall be contiguous and useable.”

Combined, the two detention ponds comprise 0.36 acres, or 18% of the 1.98 acres of open space, as listed in the applicant’s Subdivision Summary Form. The remaining 1.62 acres is found in landscaping tracts, with 0.10-acre Tract D providing a sidewalk connection between the east and west halves of the development.

Due to the lack of useable and contiguous open space areas, staff strongly recommends the establishment of a small, centrally-located neighborhood park within The Gardens at North Carefree to allow for exercise and/or play opportunities, neighborhood gatherings, as well as shaded areas for relaxation. As no trail easements dedications are necessary for this filing, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication, to be paid at time of the recording of the forthcoming final plat.

Recommended Motion (PUD / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree PUD / Preliminary Plan include the following conditions: (1) strongly recommend the establishment of a centrally-located neighborhood park to allow for outdoor recreational opportunities, and (2) fees in lieu of land dedication for regional park purposes in the amount of \$30,530 and urban park fees in the amount of \$19,312 will be required at time of the recording of the final plat.

Please let me know if you have any questions or concerns.

Sincerely,















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

City of Colorado Springs

City of Colorado Springs

The Gardens at North Carefree

The Gardens at North Carefree PUD / Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  The Gardens at North Carefree
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5 0.25 0 Miles



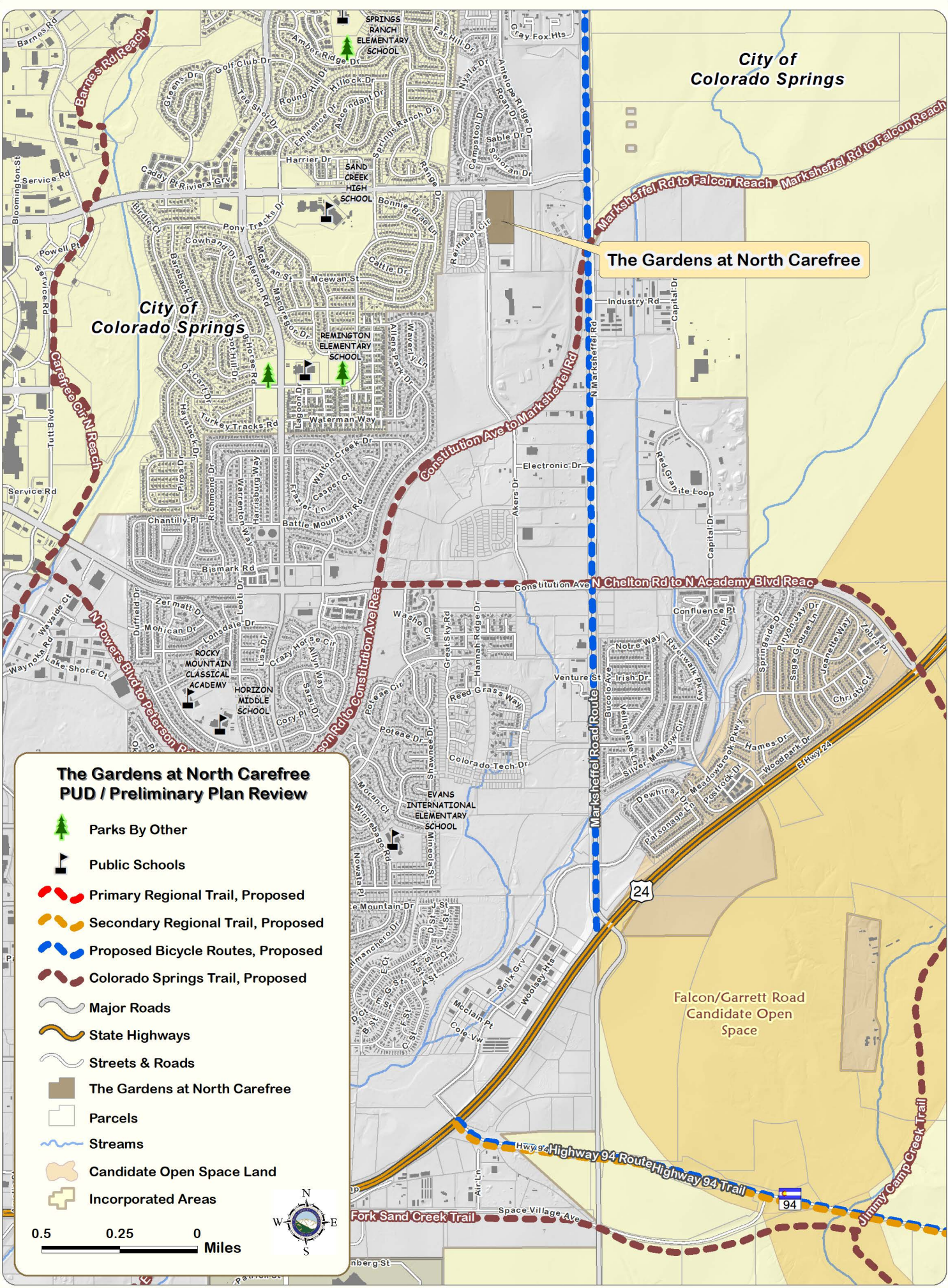
Fork Sand Creek Trail

Hwy 94 Highway 94 Route Highway 94 Trail

94

Falcon/Garrett Road Candidate Open Space

24



Development Application Permit Review



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

September 12, 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:	The Gardens at North Carefree PUD/Preliminary Plan	Application Type:	PUDSP
DSD Reference #:	PUDSP-18-004	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	11.64
Mule Deer Investments, LLC	N.E.S., Inc.	Total # of Dwelling Units	71
Heath Herber	Andrea Barlow	Gross Density:	6.10
2727 Glen Arbor Drive	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80920	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **RR-5, CS** 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 71 Dwelling Units = 1.377 acres

Urban Parks Area:	3
Neighborhood:	0.00375 Acres x 71 Dwelling Units = 0.27 acres
Community:	0.00625 Acres x 71 Dwelling Units = 0.44 acres
Total:	0.71 acres

FEE REQUIREMENTS

Regional Parks: 2
\$430.00 / Unit x 71 Dwelling Units = \$30,530.00

Urban Parks Area:	3
Neighborhood:	\$107.00 / Unit x 71 Dwelling Units = \$ 7,597.00
Community:	\$165.00 / Unit x 71 Dwelling Units = \$11,715.00
Total:	\$19,312.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree PUD / Preliminary Plan include the following conditions: (1) strongly recommend the establishment of a centrally-located neighborhood park to allow for outdoor recreational opportunities, and (2) fees in lieu of land dedication for regional park purposes in the amount of \$30,530 and urban park fees in the amount of \$19,312 will be required at time of the recording of the final plat.

Park Advisory Board Recommendation: