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## COMMUNITY SERVICES DEPARTMENT

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

November 9, 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, Review #2 (PUDSP-18-004)**

Hello Nina,

The Planning Division of the Community Services Department has reviewed The Gardens at North Carefree PUD / Preliminary Plan, Review #2, and has no additional comments of behalf of El Paso County Parks. This application was originally presented to and endorsed by the Park Advisory Board on September 12, 2018, after which, the applicant and Parks staff discussed the recommended motion, and agreed to the fact that a neighborhood pocket park would not be a part of the final plat. Parks staff also acknowledges the applicant's calculation of open space tracts within the development, as outlined in the Letter of Intent, but does not agree that those tracts are contiguous or useable, beyond their designed use as pedestrian corridors. The following comments were endorsed by the PAB on 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.*

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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.”
- 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  
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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



