

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

August 24, 2022

Matthew Fitzsimmons
Project Manager
El Paso County Development Services Department

Subject: Judge Orr Multi-Dwelling Rezone (P2218)

Matthew,

The Community Services Department has reviewed the Judge Orr Multi-Dwelling Rezone application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by NES, Inc. on behalf of DHI Communities to the rezone a 33.3 acre parcel from RR-5 to RM-12. The 33.3-acre project site lies northeast of the intersection of Eastonville Road and Judge Orr Road in northcentral El Paso County. A rezone of the property to RM-12 is requested to facilitate a multi-family development of approximately 215 duplex townhomes on one 31.3-acre development lot. The townhomes will be for rental purposes, and will include one-, two-, and three-bedroom options. Duplexes are a permitted use in the RM-12 zoning district.

Accessory uses and structures related to private recreation facilities which may include clubhouse, pool, open space, and play area, may also be developed on the site, and are permissible accessory uses. The existing Falcon Regional Park is approximately 2 miles north of the subject property along Eastonville Road. Balcon Park, comprised of 3-acres is located approximately two blocks northwest of the subject property, Woodmen Hills Recreation Center and Woodmen Hill Horseshoe Park and Trails and Open Space are just over ½ mile from the subject property, and the Woodmen Hills Disc Golf Course and the Woodmen Hills Community Park are ¾ of a mile from the subject property.

The El Paso County Parks Master Plan shows two proposed trails along Judge Orr Road that follow the south property line of the proposed development. The proposed Judge Orr Bicycle Route will be accommodated with the public right of way and would not be impacted by the proposed development. The Judge Orr Secondary Regional Trail would be impacted by the project and would require a 25' wide trail dedication to El Paso County for the construction and maintenance of the Judge Orr Secondary Regional Trail when the final plat is recorded.

The proposed Eastonville Primary Regional Trail alignment follows Eastonville Road on the northwest side of the subject property. This trail would not be impacted by the project because the proposed Eastonville Primary



Regional Trail alignment follows the north side of Eastonville Road, not the south side that borders the proposed development.

Parks staff acknowledges that if this zoning application is approved, up to 390 residential dwelling units may be constructed on the property in the future. At the time of this review, the 2022 estimated park fees for 390 dwelling units would total \$179,400 in regional park fees and \$113,100 in urban park fees which would be due at the time of recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s).

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

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Judge Orr Multi-Family Rezone

- SubjectProperty
- Parks By Other
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 250 500 1,000 Feet



Subject Property

