

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

June 1, 2022

Ryan Howser
Planner
El Paso County Planning & Community Development Department

Subject: Forest Heights Minor Subdivision (MS-206)

Ryan,

The Community Services Department has reviewed the Forest Heights Minor Subdivision. The following review was presented to the Park Advisory Board and the recommended motion was endorsed on January 13, 2021:

Background Information:

A request by Land Development Consultants on behalf of Phyllis Didleaux and Jon Didleaux to subdivide 35 acres into four lots. The Forest Heights property is located 3.5 miles north east of Colorado Springs, north of Shoup Road and west of Vollmer Road. The property is currently zoned RR-5. Three of the lots will be 5+ acres in size, the fourth lot will include an existing residence, so there will be 3 new homes. The lots are to be listed for sale as single-family lots. This is an application for approval of a Final Plat.

The El Paso County Parks Master Plan (2013) shows the proposed Pipeline Secondary Regional Trail bisecting the subdivision. This trail alignment follows the existing 40' wide gas pipeline easement shown on the final plat. The existing Black Forest Section 16 trail is .25 miles south of the subject property while the Pineries Open Space is .75 miles to the east. The property lies within the Black Forest South Candidate Open Space area.

County Parks requests trail easements where development projects impact proposed to County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement shown in the existing gas pipeline easement that allows for the construction and maintenance



by El Paso County of a secondary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Forest Heights Minor Subdivision include the following condition: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$1,868 will be required at time of the recording of the final plat. (2) Designate and provide to El Paso County a 25-foot trail easement along the existing gas pipeline easement that allows for the construction and maintenance by El Paso County of the Pipeline Secondary Regional Trail.

Updated Comments:

In light of a recent discovery, Parks staff have identified a proposed Black Forest Trails Association (BFTA) equestrian trail impacted by this project. Parks staff recommends the applicant reach out to BFTA to discuss conveyance of a trail easement.

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