

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Flying Horse North Phase I Final Plat

**Agenda Date:** February 14, 2018

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

Request for approval by NES, Inc., on behalf of PRI 2 LLC, for approval of the Flying Horse North Phase I Final Plat. The Phase I Final Plat proposes 80 single-family residential lots on 532.3 acres, with a minimum lot size of 2.5 acres, and includes 15.7 acres of private open space, and a 207.5-acre 18-hole golf course. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. This project area is within the Black Forest Preservation Plan area.

The El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the project area. This Primary Regional Trail links several regional trails and connects the adjacent Black Forest Regional Park to Fox Run Regional Park. The Flying Horse North Preliminary Plan shows a 25-foot wide County Trail easement running along the southern boundary, continuing north through an open space park, where the trail is then planned to connect to Hodgen Road through two other subdivisions currently in the County development review process – Sundance Ranch and Providence Point Estates.

The Park Advisory Board endorsed the Flying Horse North PUD Development Plan in May 2016 and the Preliminary Plan in January 2018, the latter of which with the following recommendation:

*“Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be dedicated to the County via forthcoming final plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$121,690 will be required at time of the recording of the forthcoming final plat(s).”*

Phase I Final Plat does not include the tracts that contain the proposed Fox Run Primary Regional Trail corridor, and as is shown in the Flying Horse North Preliminary Plan, these tracts will be included in later phases of the overall project. El Paso County Parks

staff supports the regional trail as shown on the Preliminary Plan, and recommends the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming final plats for public access and the construction and maintenance of the primary regional trail.

**Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Phase I Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown on and dedicated to the County via forthcoming final plat(s); and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,400.

# **Flying Horse North Phase I Final Plat Review**

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Flying Horse North Phase I Final Plat
- Flying Horse North
- Parcels
- Streams



Flying Horse North  
Phase I Final Plat





