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:

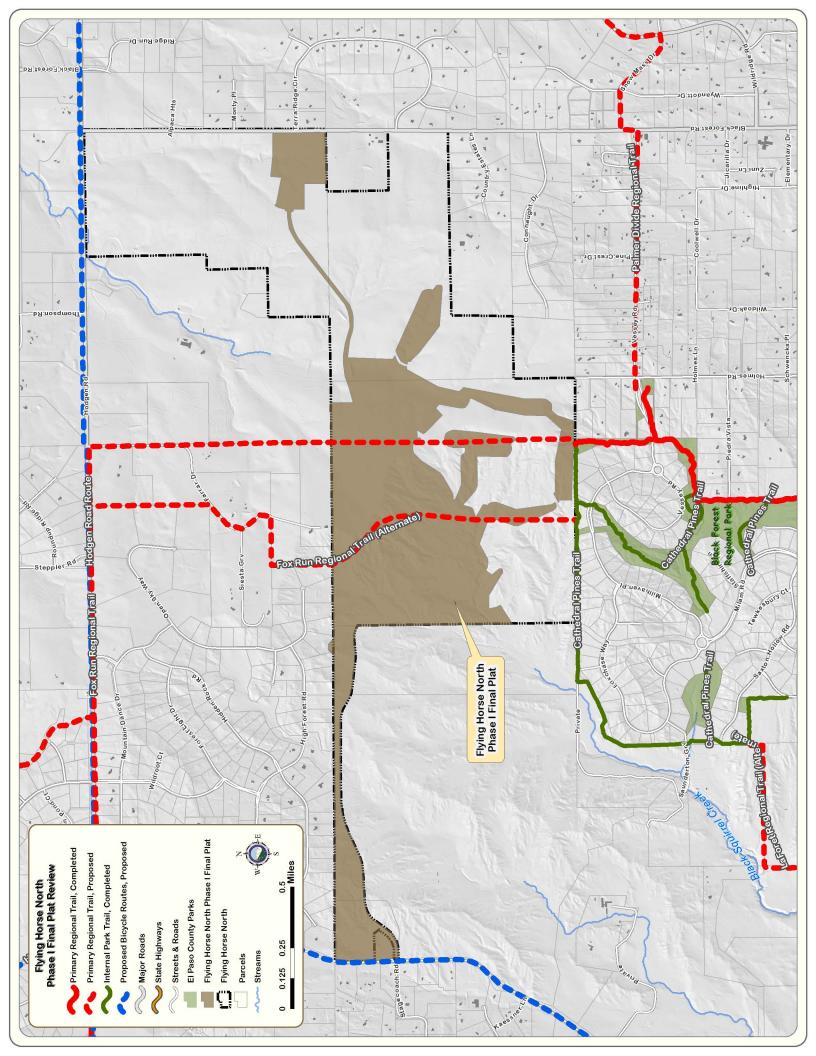
"Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the 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.



Development Application Permit Review



Community Services Department

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

February 14, 2018

(2.5 units or greater / 1 acre)

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.

Flying Horse North Phase I Final Plat Final Plat Name: Application Type: DSD Reference #: CSD / Parks ID#: SF-18-001 Total Acreage: 532.3 Total # of Dwelling Units Applicant / Owner: Owner's Representative: 80 Gross Density: 0.15 PRI 2, LLC NES, Inc. 6385 Corporate Drive, Suite 200 John Maynard Colorado Springs, CO 80919 **619 North Cascade Avenue** 2 Park Region: Colorado Springs, CO 80903 Urban Area: 2

Existing Zoning Code: PUD 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:

Regional Parks: 2 Urban Parks Area: 2

0.0194 Acres x 80 Dwelling Units = 1.55 acres Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres

Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres

Total: 0.00 acres

FEE REQUIREMENTS

Regional Parks: 2 Urban Parks Area: 2

\$430.00 / Unit x 80 Dwelling Units= \$34,400.00 Neighborhood: \$107.00 / Unit x 0 Dwelling Units = \$0.00

Community: \$165.00 / Unit x 0 Dwelling Units = \$0.00 \$0.00

Total:

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: 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.

Park Advisory Board Recommendation: Endorsed 02/14/2018