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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 29, 2017

Nina Ruiz
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Flying Horse North Preliminary Plan (SP-17-012)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the Flying Horse North Preliminary Plan, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board January 10, 2018.

Flying Horse North Preliminary Plan totals 1,417 acres and includes 283 single-family residential lots with a minimum lot size of 2.5 acres, 117.1 acres of 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 Park Advisory Board endorsed the Flying Horse North PUD Development Plan in May 2016. Consistent with the endorsed PUD Development Plan, the Flying Horse North Preliminary Plan proposes a dedication of open space that exceeds the 10% minimum requirement by providing 324.6 acres, or nearly 23% of the site, as open space. This includes a 207.5-acre golf course, two open space parks totaling 92.2 acres, and 24.9 acres of other open space tracts. The Preliminary Plan also includes landscape buffers along boundaries with adjacent subdivisions, including the southern boundary with Cathedral Pines, where El Paso County Parks owns several narrow bands of property to accommodate internal Black Forest Regional Park trails.

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. Additionally, the applicant is proposing an internal trail system throughout the

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project area to be owned and maintained by a Homeowners Association. The applicant is including equestrian restrictions on these internal trails, however the County trail will be designated as multi-use and allow equestrian access.

In addition to regional park fees, 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 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)."

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

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

Flying Horse North Preliminary Plan Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed

Major Roads

 State Highways

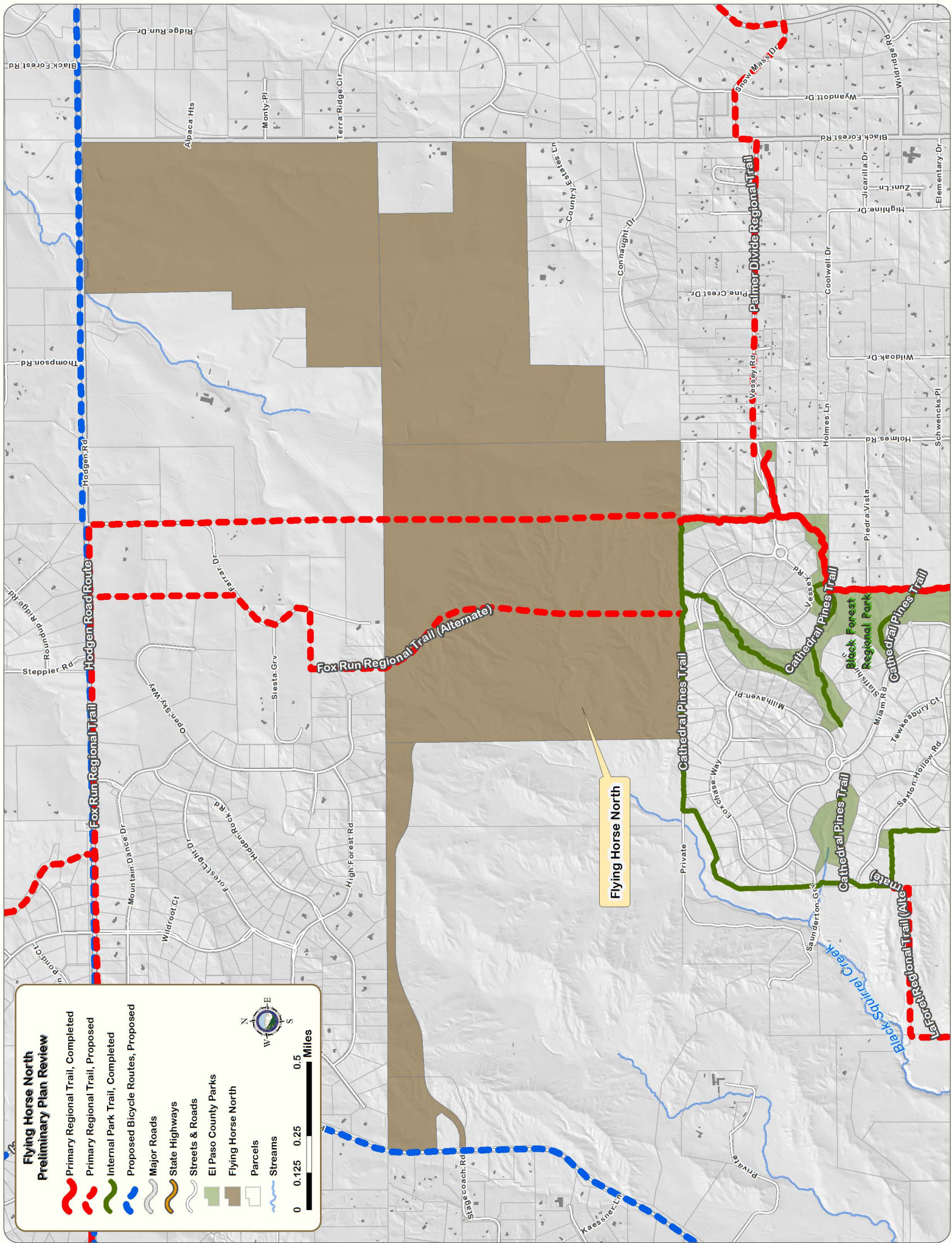
Streets & Roads

El Paso County Parks

Flying Horse North

Parcels

Streams



Flying Horse North

Development Application Permit Review



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

January 10, 2018

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.

Name:	Flying Horse North Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-012	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	1417
PRI 2, LLC	NES, Inc.	Total # of Dwelling Units	283
6385 Corporate Drive, Suite 200	John Maynard	Gross Density:	0.20
Colorado Springs, CO 80919	619 North Cascade Avenue	Park Region:	2
	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: ☐ (1 unit / 2.5 acre or greater)

Regional Parks: **283**

0.0194 Acres x 283 Dwelling Units = 5.49 acres

Urban Parks Area: **0**

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: **283**

\$430.00 / Unit x 283 Dwelling Units = \$121,690.00

Urban Parks Area: **0**

Neighborhood: **\$107.00 / Unit x 0 Dwelling Units = \$0.00**

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

Total: **\$0.00**

ADDITIONAL RECOMMENDATIONS

Staff 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).

Park Advisory Board Recommendation: