



COMMISSIONERS:
CARRIE GEITNER (CHAIR)
CAMI BREMER (VICE -CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 5, 2024

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

Subject: Esteban Rodriguez Preliminary Plan, Preliminary Comments (SP-24-005)

Hello Ashlyn,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Esteban Rodriguez Preliminary Plan and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on December 11, 2024:

This is a request for endorsement by William Guman & Associates, Ltd., on behalf of Brent Houser Enterprises, LLC., for the Esteban Rodriguez Preliminary Plan, consisting of 144 single-family rural residential lots on 493.21 acres. The site is located southeast of the intersection of Judge Orr Road and Elbert Road, and east of the Meadowlake Airport, and is located adjacent to similarly designed communities such as Saddlehorn Ranch and Davis Ranch. The property is currently zoned A-35 with planned rezoning to the rural residential classifications of RR-2.5 and RR-5, with smaller acreages of commercial land uses along Judge Orr Road.

The 2022 El Paso County Parks Master Plan shows no impacts to parks, trails, or open space. The proposed Judge Orr Road Bicycle Route is located immediately adjacent to the project area, bordering the northern boundaries of the Esteban Rodriguez project area. The proposed bicycle route will be located within the public right-of-way, so no trail easement request is necessary for that particular route. The applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. As outlined below, the applicant has included approximately 15.36 acres of open space, stormwater detention, and no-build areas within the Preliminary Plan, encompassing the floodplains and wetland areas whose jurisdictional status has yet to be determined.

The applicant's Letter of Intent states the following in regard to trails and open space:

- *“Based on FEMA FIRM number 08041CO5596 dated December 7, 2018, the large drainageway crossing the site is a Zone A FEMA floodplain. Zone A is defined as an area within the Special Flood Hazard Area (SFHA) with no base elevations determined. This is a no-build area, identified on the Preliminary Plan as Public Open Space. Walking paths, trails, and other designated routes as indicated will be provided within. Additional access and extensions with connectivity to recreational spaces will be provided when development occurs.”*

- *“The Esteban Rodriguez Subdivision Preliminary Plan provides areas denoted as Public Open Space. Public Open Space includes a Park site, Floodplain Areas, Detention Pond parcels, and 8’ trail easements located within certain Buffer Areas to provide connectivity to Public Open Space areas. Public Open Space areas will be maintained by the Esteban Rodriguez Subdivision Metropolitan District or HOA. The HOA or Metropolitan District will be established prior to Final Plat approval.”*
- *“Walking trails indicated within the Preliminary Plan (8’ wide trail easements are proposed) help to provide connectivity throughout the Esteban Rodriguez Subdivision, and to encourage walking and bicycling in the community while effectively reducing vehicular travel – especially to Park and Open Space and the Commercial Retail/Commercial Service areas.”*

Approved by the El Paso County Board of County Commissioners in September 2024, the Esteban Rodriguez Sketch Plan included an 8.44-acre community park, internal trail corridors, wetland and floodplain areas, and stormwater detention facilities. Although mentioned in the Letter of Intent, the submitted Preliminary Plan does not show the community park, nor the internal trail corridors and easements, and the park has been substituted with five residential lots of approximately 2.5 acres each.

The El Paso County Land Development Code states the following in regard to Preliminary Plan approval and conformity to the approved Sketch Plan:

- **Section 7.2.1 – D.2.e: Subdivision Preliminary Plan Criteria for Approval:**
 - Preliminary Plan approval or conditional approval is required in order to proceed to the Final Plat.
 - (e) Criteria for Approval. In approving a Preliminary Plan, the BoCC shall find that:
 - The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
 - The subdivision is consistent with the purposes of this Code;
 - **The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;**

Due to nonconformity of the Preliminary Plan in relation to the approved Sketch Plan, staff asks that the applicant address the removal of the previously approved 8.44-acre community park, add the park to future submittals of the Preliminary Plan, clearly display and notate the internal trail corridors and public trail easements as were originally shown and noted on the Sketch Plan, and resubmit the Preliminary Plan for further review.

As no park land or trail easement dedications are necessary for this application, staff recommends regional park fees in lieu of land dedication, as calculated on the attached Development Application Review Form. Due to the removal/replacement of the park, park fee amounts may vary as the applicant resubmits forthcoming Preliminary Plans and Final Plats.

Recommended Motion: (Preliminary Plan)

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 Esteban Rodriguez Preliminary Plan: (1) address the removal of the 8.44-acre community park, and add the park to forthcoming submittals of the Preliminary Plan; (2) display and notate the internal trail corridors and public trail easements; (3) fees in lieu of land dedication for regional park purposes in the approximate amount of \$72,720 will be recalculated prior to and required at time of the recording of the forthcoming Final Plat(s).



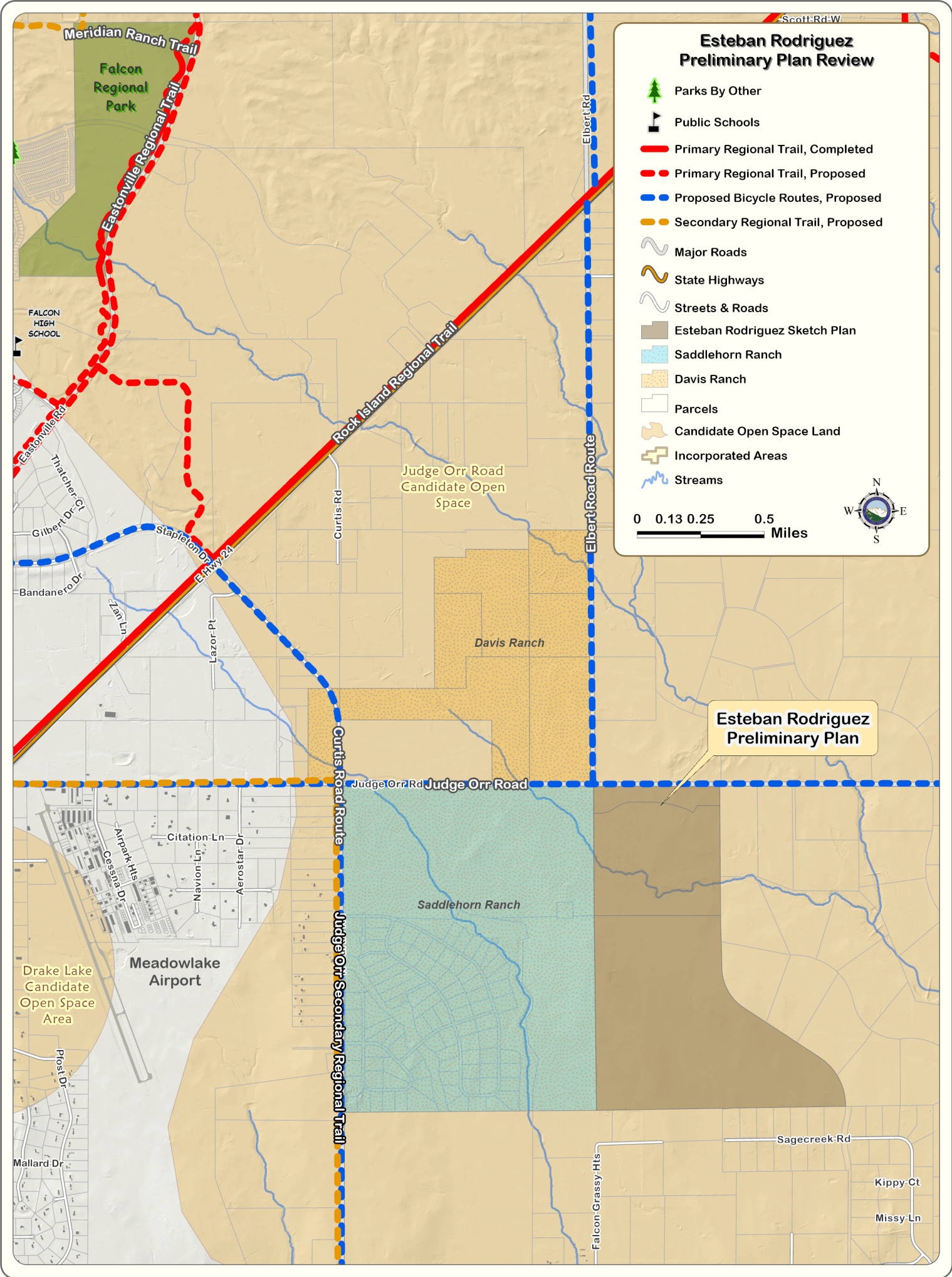
Please let me know if you have any questions or concerns.

Sincerely,

















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





Esteban Rodriguez Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Esteban Rodriguez Sketch Plan
-  Saddlehorn Ranch
-  Davis Ranch
-  Parcels
-  Candidate Open Space Land
-  Incorporated Areas
-  Streams

0 0.13 0.25 0.5 Miles



Esteban Rodriguez Preliminary Plan

Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

December 11, 2024

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Esteban Rodriguez Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-24-005	Total Acreage:	493.21
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	144
Brent Howser Enterprises, LLC	William Guman & Associates, Ltd.	Dwelling Units Per 2.5 Acres:	0.73
Esteban Rodriguez	Bill Guman, PLA, ASLA, APA	Regional Park Area:	4
11890 Garrett Road	731 North Weber Street, Suite 10	Urban Park Area:	3, 5
Peyton, CO 80831-7685	Colorado Springs, CO 80903	Existing Zoning Code:	A-35
		Proposed Zoning Code:	RR-2.5, RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Regional Park Area: 4

Urban Park Area: 3, 5

0.0194 Acres x 144 Dwelling Units = 2.794
Total Regional Park Acres: 2.794

Neighborhood:	0.00375 Acres x 144 Dwelling Units =	0.00
Community:	0.00625 Acres x 144 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 4

Urban Park Area: 3, 5

\$505 / Dwelling Unit x 144 Dwelling Units = \$72,720
Total Regional Park Fees: \$72,720

Neighborhood:	\$119 / Dwelling Unit x 144 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 144 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: 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 Esteban Rodriguez Preliminary Plan: (1) address the removal of the 8.44-acre community park, and add the park to forthcoming submittals of the Preliminary Plan; (2) display and notate the internal trail corridors and public trail easements; (3) fees in lieu of land dedication for regional park purposes in the approximate amount of \$72,720 will be recalculated prior to and required at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation: