

## Parks & Community Services Department

**Todd Marts, Executive Director**

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**Board of County Commissioners**

Holly Williams, District 1  
Carrie Geitner, District 2  
Bill Wysong, District 3  
Cory Applegate, District 4  
Cami Bremer, District 5

January 30, 2025

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

**Subject: Hay Creek Ranch Filing No. 2 Final Plat – (SF-25-003)**

Hello Joe,

The Park Planning Division of the Parks and Community Services Department has reviewed Hay Creek Ranch Filing No. 2 Final Plat development application and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on February 12, 2025:

This is a request for endorsement by Vertex Consulting Services, LLC., on behalf of 3405 Hay Creek, LLC., of the Hay Creek Ranch Filing No. 2 Final Plat and concurrent rezone applications. This proposed rural residential development consists of 6 single-family lots on 28.54 acres and is zoned RR-5 and RR-2.5, with lots ranging in size from 3.5 to 5 acres. The project site is located west of the Interstate 25 and Baptist Road interchange on Hay Creek Road, immediately north of the United States Air Force Academy, and east of Pike National Forest.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The existing New Santa Fe Primary Regional Trail, Forest Lakes Secondary Regional Trail, and Fox Run Primary Regional Trail are all located approximately 1.25 miles northeast of the site, where all three trails intersect at the Baptist Road Trailhead facility, at the intersection of Baptist Road and Old Denver Road.

Hay Creek Ranch falls completely within the bounds of the Forest Lakes Candidate Open Space Area. Natural resource values found here are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence.

While the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD, the applicant has included an approximately 10-acre open space and no-build zone as a means to protect nearby Hay Creek and the Preble's Meadow Jumping Mouse habitat area. The U.S. Fish and Wildlife Service has issued the applicant a Letter of Clearance due to the applicant's efforts to restrict impacts to this zone. Furthermore, large acreage lots and natural landscaping, including grasslands and areas of scrub oak, greatly reduce overall impacts to the surrounding foothills environment.

As no park lands or trail easement dedications are necessary for this subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes.

**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 Hay Creek Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030 to be paid at time of the recording of this Final Plat.*

Please feel free to contact me should you have any questions or concerns.

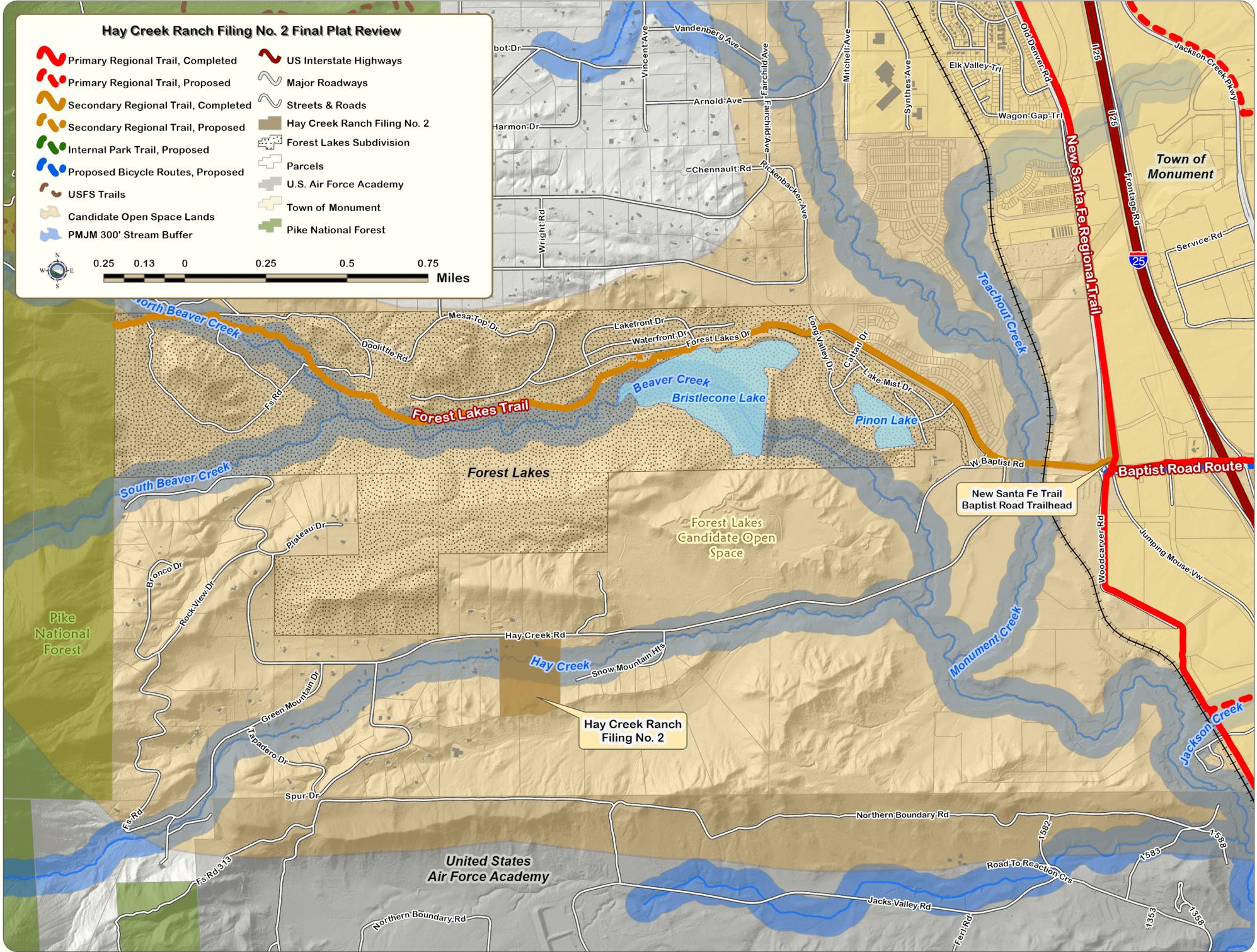
Sincerely,



Ross A. Williams  
Park Planner  
Park Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

# Hay Creek Ranch Filing No. 2 Final Plat Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- USFS Trails
- Candidate Open Space Lands
- PMJM 300' Stream Buffer
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Hay Creek Ranch Filing No. 2
- Forest Lakes Subdivision
- Parcels
- U.S. Air Force Academy
- Town of Monument
- Pike National Forest



**Development  
Application  
Review  
Form**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Park Planning - Community Outreach  
 Environmental Services - Recreation and Cultural Services

**February 12, 2025**

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.

<b>Name:</b>	Hay Creek Ranch Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-25.003	<b>Total Acreage:</b>	28.54
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	6
3405 Hay Creek, LLC.	Vertex Consulting Services, LLC.	<b>Dwelling Units Per 2.5 Acres:</b>	0.53
Jamie Hull	Nina Ruiz	<b>Regional Park Area:</b>	1
3405 Hay Creek Road	455 East Pikes Peak Avenue	<b>Urban Park Area:</b>	1
Colorado Springs, CO 80921	Colorado Springs, CO 80910	<b>Existing Zoning Code:</b>	RR-5
		<b>Proposed Zoning Code:</b>	RR-5, RR-2.5

**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.
<b>LAND REQUIREMENTS</b>  <b>Regional Park Area: 1</b>  0.0194 Acres x 6 Dwelling Units = 0.116 <b>Total Regional Park Acres: 0.116</b>	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>NO</b>  <b>Urban Park Area: 1</b> Neighborhood: 0.00375 Acres x 6 Dwelling Units = 0.00 Community: 0.00625 Acres x 6 Dwelling Units = 0.00 <b>Total Urban Park Acres: 0.00</b>
<b>FEE REQUIREMENTS</b>  <b>Regional Park Area: 1</b>  \$505 / Dwelling Unit x 6 Dwelling Units = \$3,030 <b>Total Regional Park Fees: \$3,030</b>	<b>Urban Park Area: 1</b> Neighborhood: \$119 / Dwelling Unit x 6 Dwelling Units = \$0 Community: \$184 / Dwelling Unit x 6 Dwelling Units = \$0 <b>Total Urban Park Fees: \$0</b>

**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 Hay Creek Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030 to be paid at time of the recording of this Final Plat.

**Park Advisory Board Recommendation:**