

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Hay Creek Ranch Filing No. 2 Final Plat

Agenda Date: February 12, 2025

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

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.

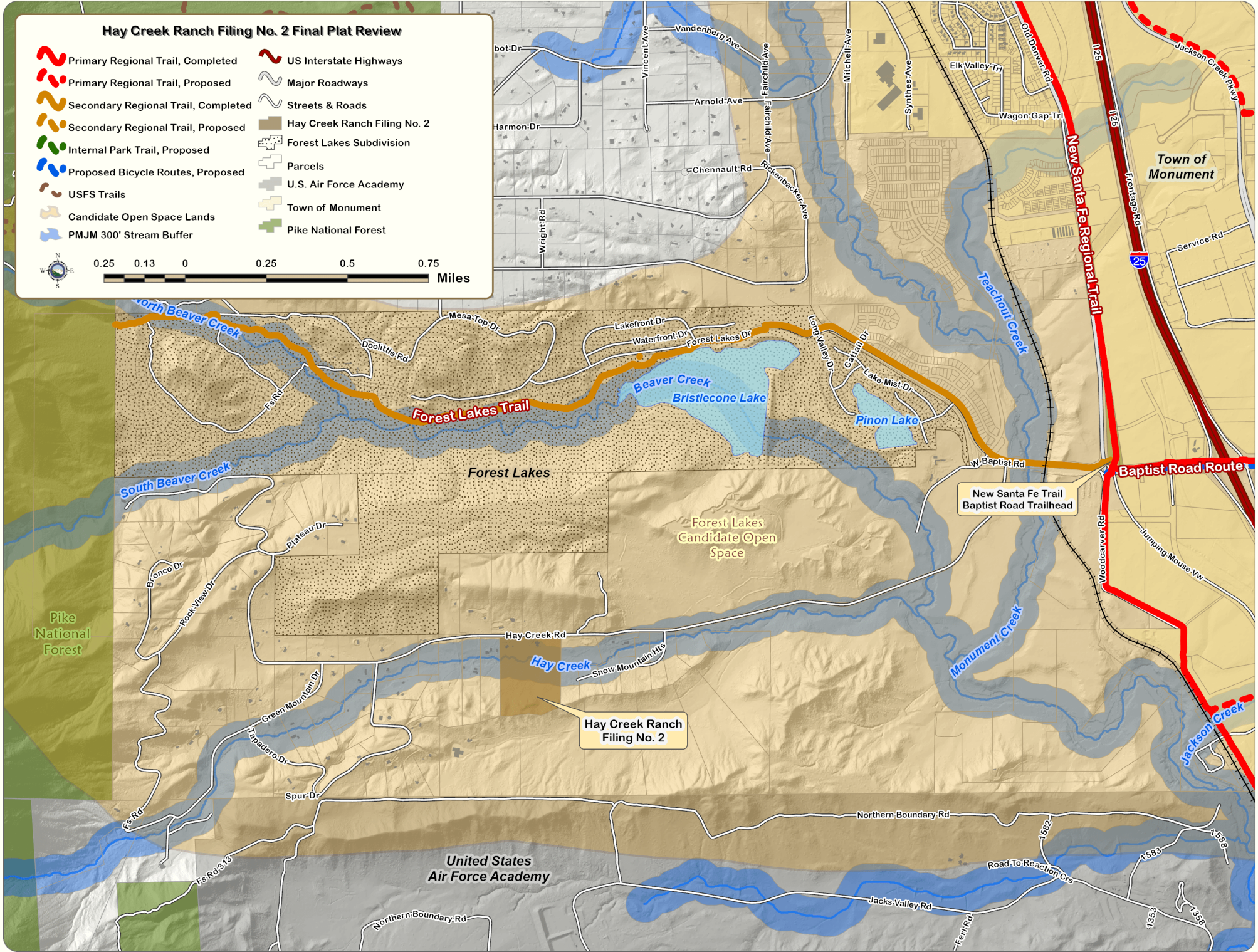
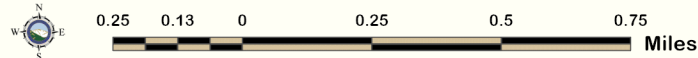
As no park lands or trail easement dedications are necessary for this subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes.

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.

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



New Santa Fe Trail Baptist Road Trailhead

Hay Creek Ranch Filing No. 2

Town of Monument

United States Air Force Academy

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.

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

LAND REQUIREMENTS

Regional Park Area: 1

0.0194 Acres x 6 Dwelling Units = 0.116
Total Regional Park Acres: 0.116

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

Urban Park Area: 1

Neighborhood:	0.00375 Acres x 6 Dwelling Units =	0.00
Community:	0.00625 Acres x 6 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 1

\$505 / Dwelling Unit x 6 Dwelling Units = \$3,030
Total Regional Park Fees: \$3,030

Urban Park Area: 1

Neighborhood:	\$119 / Dwelling Unit x 6 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 6 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 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: PAB Endorsed 02/12/2025