

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 22, 2021

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

**Subject: Latigo Trails Filing No. 9 Final Plat – (SF-21-037)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Latigo Trails Filing No. 9 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 December 8, 2021:

This is a request by William Guman and Associates, Ltd., on behalf of Cheyenne Mountain Development Company, LLC., for endorsement of Latigo Trails Filing No. 9 Final Plat. At approximately 1,030 acres, the overall Latigo Trails community is zoned RR-2.5 and is located immediately north of the Meridian Ranch development and Falcon Regional Park, northeast of the town of Falcon, southwest of the intersection of Eastonville Road and Latigo Boulevard. The proposed 102-acre filing will include 37 single-family residential lots, with a minimum lot size of 2.5 acres. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no direct impacts to any proposed or existing parks, trails, or open space. Falcon Regional Park and the proposed and partially existing Meridian Ranch Secondary Regional Trail are both located approximately 0.20 mile south of the project site. Furthermore, the proposed Eastonville Primary Regional Trail is located 0.25 mile east of the property, while a proposed southern extension of the Latigo Secondary Regional Trail runs north-south through Latigo Trails, but is not impacted by Filing No. 9. Because the Latigo Trails subdivision is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement.

The Open Space Master Plan of the 2013 Parks Master Plan shows that the project site is located entirely within the Judge Orr Road Candidate Open Space. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains ultimately to Black Squirrel Creek. The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands. Large 2.5-acre lots, natural landscaping, and a lack of local wetlands and waterways greatly reduces overall impacts to the surrounding environment.

As no park land or trail easement dedications are necessary for Latigo Trails Filing No. 9 Final Plat, parks staff recommends fees in lieu of land dedication for regional and urban park purposes upon recording of this Final Plat.



**Recommended Motion: (Filing No. 9 Final Plat):**

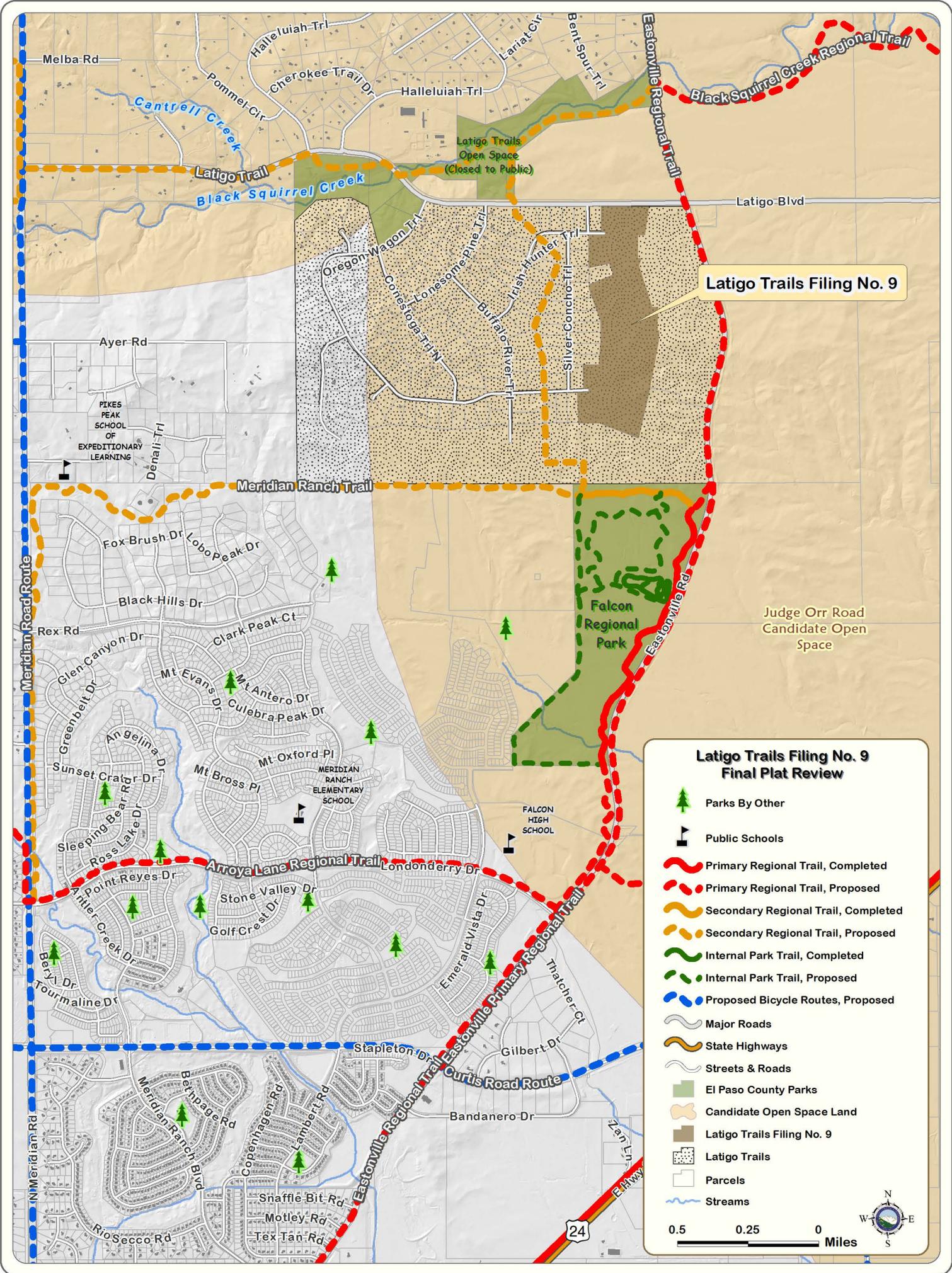
*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Latigo Trails Filing No. 9 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$17,020.*

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

Sincerely,



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



Latigo Trails Filing No. 9

**Latigo Trails Filing No. 9  
Final Plat Review**

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Candidate Open Space Land
- Latigo Trails Filing No. 9
- Parcels
- Streams



**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

**December 8, 2021**

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>	Latigo Trails Filing No. 9 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-21-037	<b>Total Acreage:</b>	101.67
		<b>Total # of Dwelling Units:</b>	37
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.91
Cheyenne Mountain Dev. Co., LLC.	William Guman & Associates, ltd.	<b>Regional Park Area:</b>	2
Robert C. Irwin	Bill Guman	<b>Urban Park Area:</b>	3
PO Box 60069	731 North Weber Street, Suite 10	<b>Existing Zoning Code:</b>	RR-2.5
Colorado Springs, CO 80960-0069	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	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>	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): <b>NO</b>
<b>Regional Park Area: 2</b>  0.0194 Acres x 37 Dwelling Units = 0.718 <b>Total Regional Park Acres: 0.718</b>	<b>Urban Park Area: 3</b>  Neighborhood: 0.00375 Acres x 37 Dwelling Units = 0.00 Community: 0.00625 Acres x 37 Dwelling Units = 0.00 <b>Total Urban Park Acres: 0.00</b>
<b>FEE REQUIREMENTS</b>	
<b>Regional Park Area: 2</b>  \$460 / Dwelling Unit x 37 Dwelling Units = \$17,020 <b>Total Regional Park Fees: \$17,020</b>	<b>Urban Park Area: 3</b>  Neighborhood: \$114 / Dwelling Unit x 37 Dwelling Units = \$0 Community: \$176 / Dwelling Unit x 37 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 conditions when considering and/or approving Latigo Trails Filing No. 9 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$17,020.

Park Advisory Board Recommendation: