

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Latigo Trails Filing No. 9 Final Plat

Agenda Date: December 8, 2021

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

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.

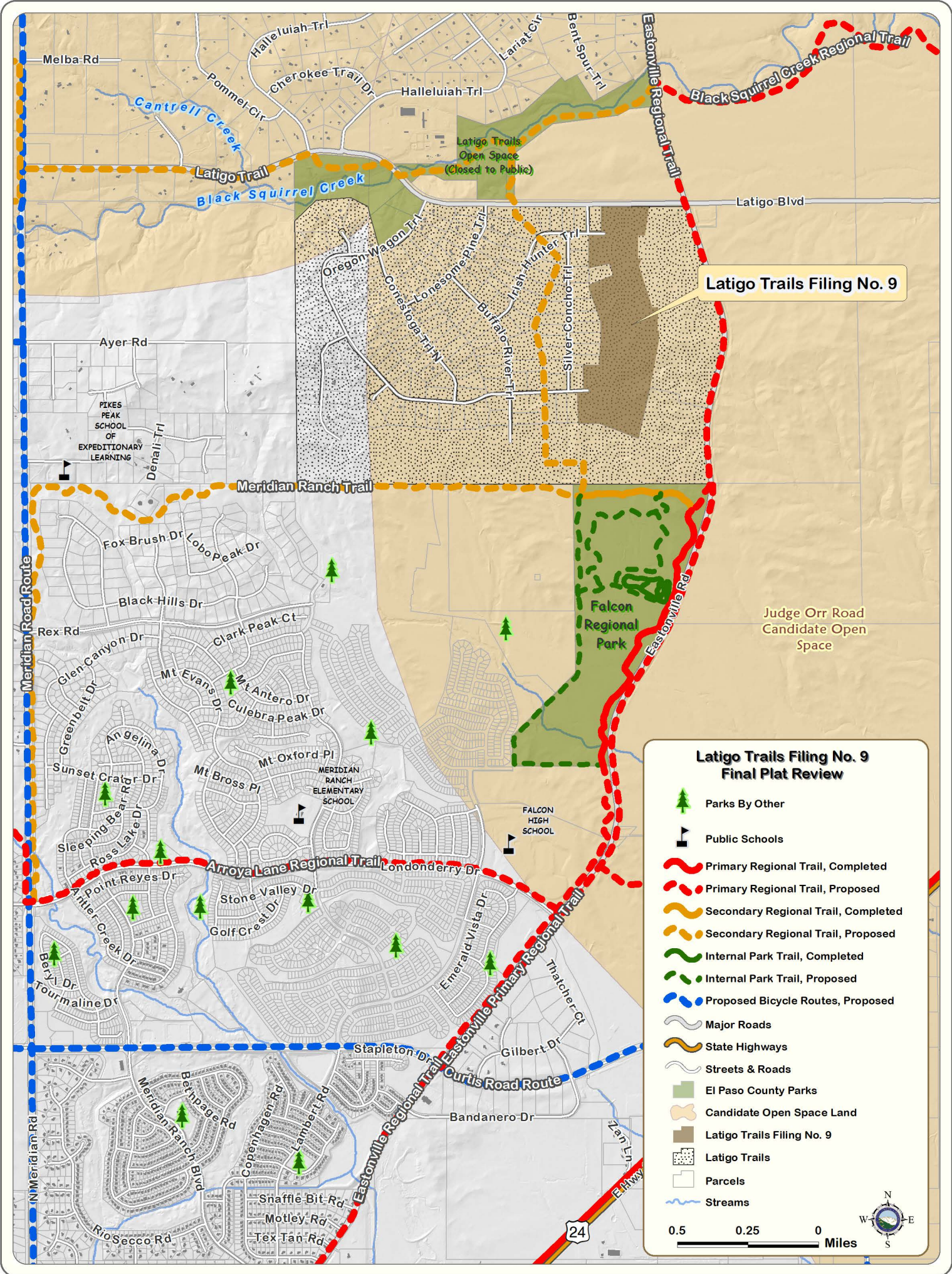
The 2013 El Paso County Parks Master Plan shows no direct impacts to any proposed or existing parks, trails, or open space. Falcon Regional Park and the proposed and partially existing Meridian Ranch Secondary Regional Trail are both located approximately 0.20 mile south of the project site. Furthermore, 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.



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.

Name:	Latigo Trails Filing No. 9 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-037	Total Acreage:	101.67
		Total # of Dwelling Units:	37
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.91
Cheyenne Mountain Dev. Co., LLC.	William Guman & Associates, ltd.	Regional Park Area:	2
Robert C. Irwin	Bill Guman	Urban Park Area:	3
PO Box 60069	731 North Weber Street, Suite 10	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80960-0069	Colorado Springs, CO 80903	Proposed Zoning Code:	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	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): NO
Regional Park Area: 2 0.0194 Acres x 37 Dwelling Units = 0.718 Total Regional Park Acres: 0.718	Urban Park Area: 3 Neighborhood: 0.00375 Acres x 37 Dwelling Units = 0.00 Community: 0.00625 Acres x 37 Dwelling Units = 0.00 Total Urban Park Acres: 0.00
FEE REQUIREMENTS	
Regional Park Area: 2 \$460 / Dwelling Unit x 37 Dwelling Units = \$17,020 Total Regional Park Fees: \$17,020	Urban Park Area: 3 Neighborhood: \$114 / Dwelling Unit x 37 Dwelling Units = \$0 Community: \$176 / Dwelling Unit x 37 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 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: PAB Endorsed 12/08/2021