



EL PASO COUNTY

COLORADO

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

March 15, 2024

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

Subject: Silverado Ranch Filing No. 2 Final Plat (SF-24-006)

Hello Kylie,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Silverado Ranch Filing No. 2 Final Plat development application and is submitting following preliminary comments and recommendations 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 April 10, 2024:

This is a request for endorsement by Patten Associates, Inc., on behalf of Silverado Ranch, Inc., for approval of Silverado Ranch Filing No. 2 Final Plat. Silverado Ranch is zoned PUD and is located southeast of Schriever Air Force Base and southeast of the intersection of Drennan Road and Peyton Highway. The proposed 318-acre development will ultimately include 64 single-family residential lots, with a minimum lot size of 2.5 acres, while the proposed Filing No. 2 Final Plat includes 15 single-family rural residential lots on approximately 48.9 acres.

The 2022 El Paso County Parks Master Plan shows the project site lying immediately south and adjacent to the proposed Drennan Road Bicycle Route, which runs east-west along Drennan Road, as well as immediately east and adjacent to the proposed Peyton Highway Bicycle Route, which runs north-south along Peyton Highway. In addition, the property lies immediately east of the Schriever Secondary Regional Trail, which terminates at the intersection of Drennan Road and Peyton Highway, and therefore is not impacted by the proposed development. Dedicated right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The open space dedication proposed within the overall Silverado Ranch PUD Development Plan and Preliminary Plan comprises 90.7 acres, or 28.44% of the subdivision, within six tracts dedicated to open space or equestrian use and therefore exceeds the required open space dedication of 10%. Filing No. 2 does not contain any of the aforementioned open space but is surrounded by numerous open space tracts.

As no park land or trail easement dedications are necessary, Staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$7,575.

Recommended Motion (Filing No. 2 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Silverado Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$7,575.

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



**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 1, 2023

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:	Silverado Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-006	Total Acreage:	48.94
		Total # of Dwelling Units:	15
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.77
Silverado Ranch, Inc.	Patten Associates, Inc.	Regional Park Area:	4
Stan Searle	Peter Patten	Urban Park Area:	5
18911 Cherry Springs Ranch Drive	4271 Horse Gulch Loop	Existing Zoning Code:	PUD
Monument, CO 80132	Colorado Springs, CO 80924	Proposed Zoning Code:	PUD

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: 4

0.0194 Acres x 15 Dwelling Units = 0.291
Total Regional Park Acres: 0.291

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

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 15 Dwelling Units = 0.00
 Community: 0.00625 Acres x 15 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$505 / Dwelling Unit x 15 Dwelling Units = \$7,575
Total Regional Park Fees: \$7,575

Urban Park Area: 5

Neighborhood: \$119 / Dwelling Unit x 15 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 15 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 the Silverado Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$7,575.

Park Advisory Board Recommendation: