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PARKS AND COMMUNITY SERVICES DEPARTMENT

August 9, 2023

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

Subject: Saddlehorn Ranch Filing No. 4 Final Plat (SF-23-006)

Hello Ryan,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Saddlehorn Ranch Filing No. 4 Final Plat development application and is submitting the following preliminary comments on behalf of El Paso County Parks. This Final Plat application, along with the following comments and recommendation will be presented to the El Paso County Park Advisory Board for endorsement on August 9, 2023:

This is a request for endorsement by Vertex Consulting Services, LLC., on behalf of Gorilla Capital Company and Saddlehorn Ranch, LLC, of Saddlehorn Ranch Filing No. 4 Final Plat, consisting of 42 single-family rural residential lots on 162.32 acres, with a minimum lot size of 2.5 acres. The property, zoned RR-2.5, is located immediately south of Judge Orr Road and east of Curtis Road near the Town of Falcon and east of the Meadowlake Airport.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed filing. The proposed Judge Orr Secondary Regional Trail runs north-south on the western side of Curtis Road, immediately west and adjacent the overall Saddlehorn Ranch subdivision, the location of which is not impacted by this project. Furthermore, the Judge Orr Road and Curtis Road Bicycles Routes run immediately adjacent to the north and west boundaries of Saddlehorn Ranch, respectively. Dedicated public 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 updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 33.94 acres of no-build areas within Filing No. 4, encompassing the existing jurisdictional and non-jurisdictional wetland areas, as shown in the Saddlehorn Ranch Preliminary Plan.

Because Saddlehorn Ranch is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement. However, Filing No. 3 includes the aforementioned 33.94 acres of open space, comprising approximately 21% of the Filing, which is proposed to preserve the floodplain and wetlands of the unnamed drainages that traverse the property from northwest to southeast, as well as providing recreational opportunities for the residents of the proposed subdivision. A network of equestrian trails through the open spaces is proposed, connecting with the internal rural local roads to provide multiple access points. The open space and trails will be owned and maintained by the Saddlehorn Ranch Metropolitan District.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes, due at time of the recording of this Final Plat.

Recommended Motion (Filing No. 4 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 Saddlehorn Ranch Filing No. 4 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$21,210.
















Please let me know if you have any questions or concerns.

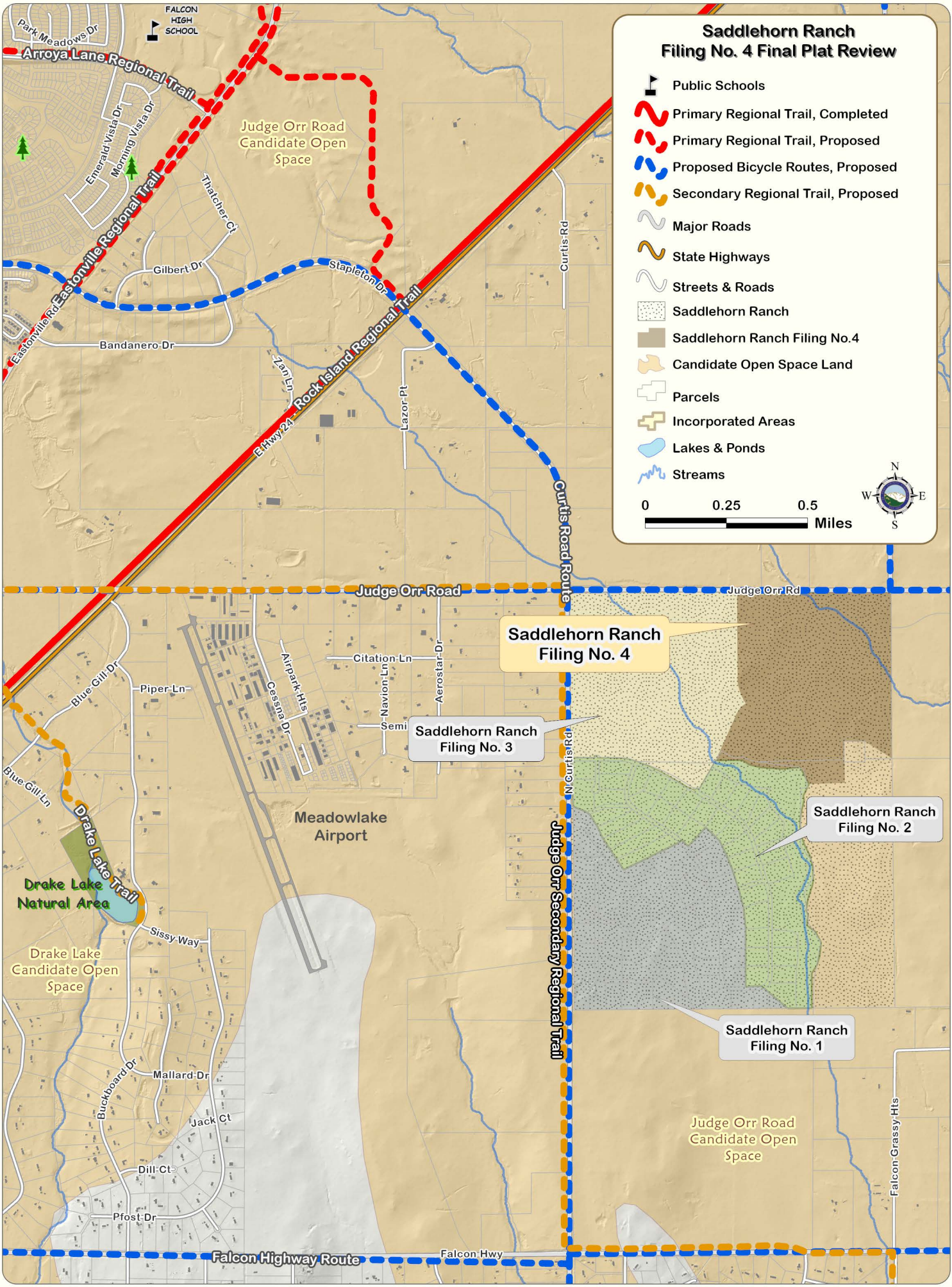
Sincerely,



Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

Saddlehorn Ranch Filing No. 4 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Saddlehorn Ranch
-  Saddlehorn Ranch Filing No.4
-  Candidate Open Space Land
-  Parcels
-  Incorporated Areas
-  Lakes & Ponds
-  Streams



Saddlehorn Ranch
Filing No. 4

Saddlehorn Ranch
Filing No. 3

Saddlehorn Ranch
Filing No. 2

Saddlehorn Ranch
Filing No. 1

Falcon Highway Route

Falcon Hwy

Falcon-Grassy-His

Judge Orr Secondary Regional Trail

Curtis Road Route

Judge Orr Road

Judge Orr Rd

Meadowlake
Airport

Drake Lake Trail
Natural Area

Drake Lake
Candidate Open
Space

Judge Orr Road
Candidate Open
Space

Judge Orr Road
Candidate Open
Space

FALCON
HIGH
SCHOOL

Arroya Lane Regional Trail
Eastonville Regional Trail
Emerald Vista Dr
Morning Vista Dr
Tatcher Ct
Gilbert Dr
Bandanero Dr
Eastonville Rd

Rock Island Regional Trail
Stapleton Dr
Zan Ln
Lazor Pt
E Hwy 24

Blue Gill Dr
Piper Ln
Citation Ln
Aerostar Dr
Sissy Way

Mallard Dr
Jack Ct
Dill Ct
Pfoost Dr

Alpark Hts
Cessna Dr
Semi

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT
 Park Operations - Recreation and Cultural Services
 Parks Planning - Environmental Services - CSU Extension Office

August 9, 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:	Saddlehorn Ranch Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-23-006	Total Acreage:	162.32
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	42
Gorilla Capital / Saddlehorn Ranch LLC	Vertex Consulting Services, LLC	Dwelling Units Per 2.5 Acres:	0.65
John Helmick	Craig Dossey	Regional Park Area:	4
1342 High Street	455 East Pikes Peak Avenue, Suite 101	Urban Park Area:	5
Eugene, OR 97401	Colorado Springs, CO 80903	Existing Zoning Code:	RR-2.5
		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

Regional Park Area: 4

0.0194 Acres x 42 Dwelling Units = 0.815

Total Regional Park Acres: 0.815

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

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 42 Dwelling Units = 0.00

Community: 0.00625 Acres x 42 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$505 / Dwelling Unit x 42 Dwelling Units = \$21,210

Total Regional Park Fees: \$21,210

Urban Park Area: 5

Neighborhood: \$119 / Dwelling Unit x 42 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 42 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 Saddlehorn Ranch Filing No. 4 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$21,210.

Park Advisory Board Recommendation: