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## PARKS AND COMMUNITY SERVICES DEPARTMENT

January 4, 2024

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, 2<sup>nd</sup> Submittal (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, 2<sup>nd</sup> Submittal, and is has no additional comments or recommendations on behalf of El Paso County Parks. This Final Plat application, along with the following comments and recommendations, were be presented to and endorsed by the El Paso County Park Advisory Board 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.

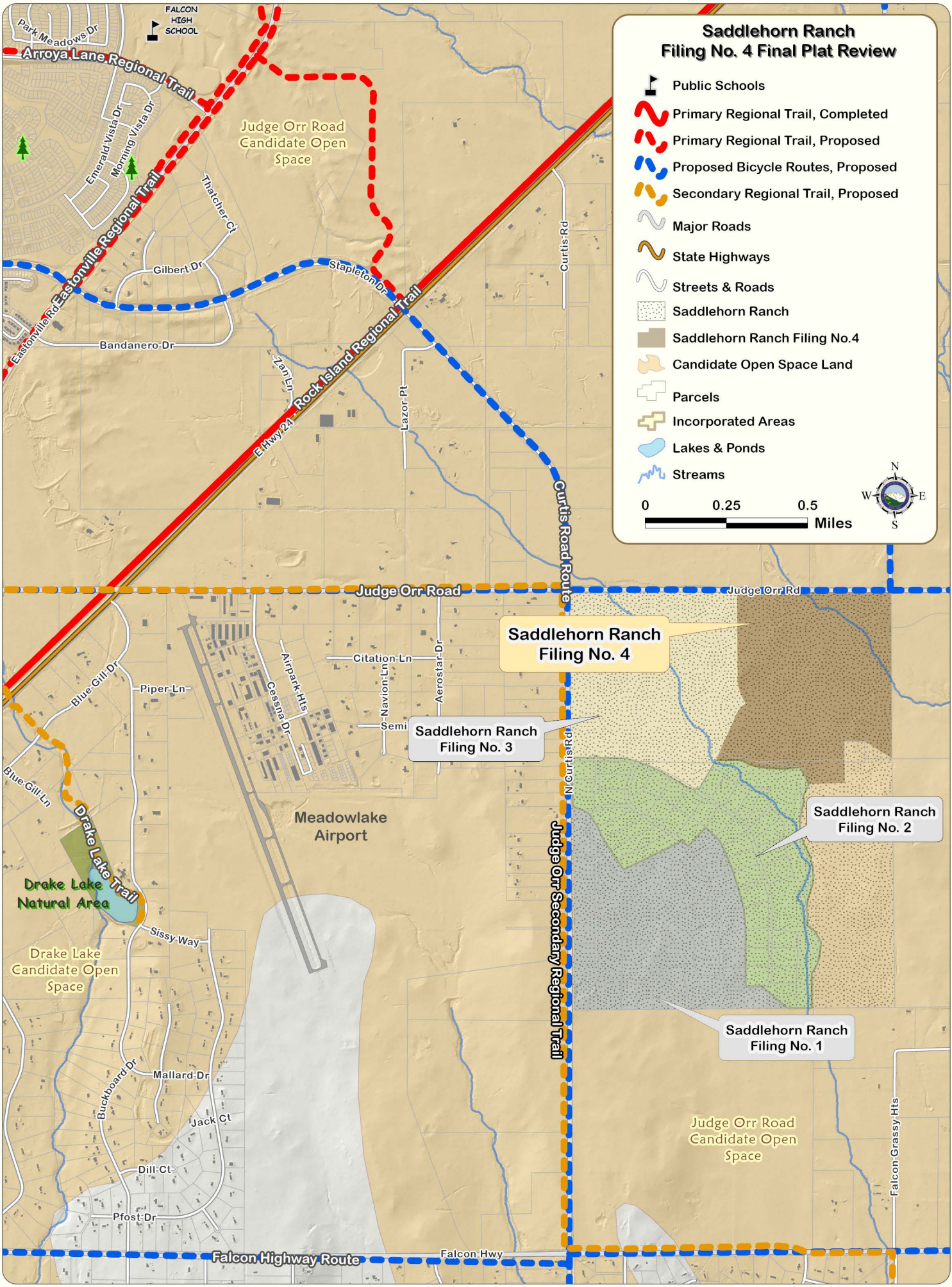
Sincerely,



Ross A. Williams  
Park Planner  
Parks Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto: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



**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.

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

**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:

**PAB Endorsed 09/13/2023**