



# EL PASO COUNTY

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## COMMUNITY SERVICES DEPARTMENT

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

March 18, 2021

Ryan Howser  
Project Manager  
El Paso County Planning & Community Development Department

**Subject: Bridle Bit Ranch Filing No.1A (SF-2113)**

John,

The Park Operations Division of the Community Services Department has reviewed the Bridle Bit Ranch Filing 1A Minor Subdivision Final Plat 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 on April 14, 2021.

The subject property is 12730 Bridle Bit Road which is located north of Shoup Road and east of Highway 83. This request by Whitehead Engineering on behalf of Nicole Telle to subdivide the existing 10 acre lot into two lots of five acres each. The current property is made up of two lots from the original subdivision, Lots 3 and 4 Bridle Bit Ranch which was recorded in April 1980. Subsequently the two lots were combined into the current configuration by the Board of County Commissioners resolution 82-147. The zoning is currently RR-5 and will remain zoned RR-5.

The El Paso County Parks Master Plan (2013) shows a master planned trail alignment along the west edge of the subject property. More specifically, the master plan identifies the proposed LaForet Regional Trail running along the western edge of the proposed subdivision. The proposed LaForet Regional Trail alignment runs along Shoup Road east and west, then heads north through Bridle Bit Ranch, continuing through adjacent subdivisions, until it intersects with Black Forest Regional Park.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County previously requested that the landowner provide a 25-foot public trail easement along the western boundary of Bridle Bit Ranch Filing No.1A Final Plat (include date). Since this easement is still not shown the final plat drawings, Staff again asks the easement be shown on the Final Plat Drawing.



**Recommended Motion:**

*The Park Advisory Board recommends to the Planning Commission and Board of County Commissioners when considering and / or approving the Bridle Bit Ranch Filing 1A: (1) Provide to El Paso County a 25-foot trail easement along the western boundary of Bridle Bit Ranch Filing 1A Final Plat that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$920 which will be required at the time of recording of future final plat(s).*

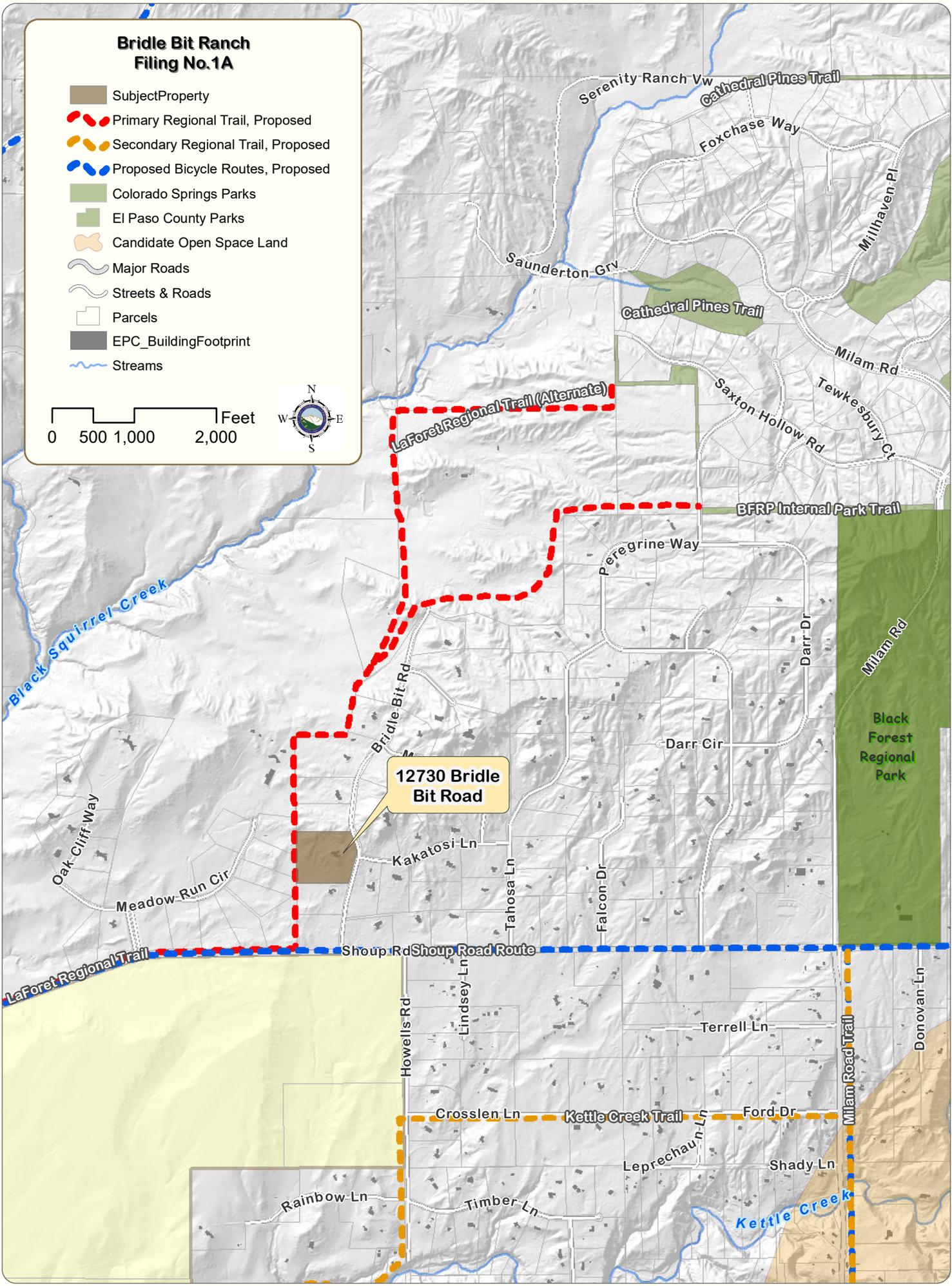
Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

# Bridle Bit Ranch Filing No.1A

-  Subject Property
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Parks
-  El Paso County Parks
-  Candidate Open Space Land
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC\_BuildingFootprint
-  Streams

0 500 1,000 2,000 Feet



**12730 Bridle Bit Road**

**Black Forest Regional Park**

Black Squirrel Creek

Kettle Creek

LaForet Regional Trail

LaForet Regional Trail (Alternate)

BFRP Internal Park Trail

Cathedral Pines Trail

Cathedral Pines Trail

Milam Road Trail

Kettle Creek Trail

Oak Cliff Way

Meadow Run Cir

Kakatosi Ln

Tahosa Ln

Falcon Dr

Darr Cir

Peregrine Way

Saxton Hollow Rd

Tewkesbury Ct

Milam Rd

Milam Rd

Darr Dr

Howells Rd

Lindsey Ln

Terrell Ln

Crosslen Ln

Ford Dr

Leprechaun Ln

Shady Ln

Rainbow Ln

Timber Ln

Donovan Ln

Serenity Ranch Vw

Foxchase Way

Millhaven Pl

Saunderton Grv

# Development Application Permit Review



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

April 14, 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>	Bridle Bit Ranch Filing No.1A	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-21-001	<b>Total Acreage:</b>	10.00
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	2
Nicole Telle	Whitehead Engineering, LLC	<b>Dwelling Units Per 2.5 Acres:</b>	0.50
12730 Bridle Bit Rd.	PO Box 1551	<b>Regional Park Area:</b>	2
Colorado Springs, CO 80908	Colorado Springs, CO 80901	<b>Urban Park Area:</b>	2
		<b>Existing Zoning Code:</b>	RR-5
		<b>Proposed Zoning Code:</b>	RR-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: 2**

0.0194 Acres x 2 Dwelling Units = 0.039  
**Total Regional Park Acres: 0.039**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 2**

Neighborhood:	0.00375 Acres x 2 Dwelling Units =	0.00
Community:	0.00625 Acres x 2 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 2 Dwelling Units = \$920  
**Total Regional Park Fees: \$920**

**Urban Park Area: 2**

Neighborhood:	\$114 / Dwelling Unit x 2 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 2 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

The Park Advisory Board recommends to the Planning Commission and Board of County Commissioners when considering and / or approving the Bridle Bit Ranch Filing 1A: (1) Provide to El Paso County a 25-foot trail easement along the western boundary of Bridle Bit Ranch Filing 1A Final Plat that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$920 which will be required at the time of recording of future final plat.

**Park Advisory Board Recommendation:**