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February 2, 2018

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

Subject: Flying Horse North Phase I Final Plat (SF-18-001)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the Flying Horse North Phase I Final Plat, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board February 14, 2018.

The Flying Horse North Phase I Final Plat proposes 80 single-family residential lots on 532.3 acres, with a minimum lot size of 2.5 acres, and includes 15.7 acres of private open space, and a 207.5-acre 18-hole golf course. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. This project area is within the Black Forest Preservation Plan area.

The El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the project area. This Primary Regional Trail links several regional trails and connects the adjacent Black Forest Regional Park to Fox Run Regional Park. The Flying Horse North Preliminary Plan shows a 25-foot wide County Trail easement running along the southern boundary, continuing north through an open space park, where the trail is then planned to connect to Hodgen Road through two other subdivisions currently in the County development review process – Sundance Ranch and Providence Point Estates.

The Park Advisory Board endorsed the Flying Horse North PUD Development Plan in May 2016 and the Preliminary Plan in January 2018, the latter of which with the following recommendation:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the

200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520-7276
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

easement be dedicated to the County via forthcoming final plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$121,690 will be required at time of the recording of the forthcoming final plat(s)."

Phase I Final Plat does not include the tracts that contain the proposed Fox Run Primary Regional Trail corridor, and as is shown in the Flying Horse North Preliminary Plan, these tracts will be included in later phases of the overall project. El Paso County Parks staff supports the regional trail as shown on the Preliminary Plan, and recommends the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming final plats for public access and the construction and maintenance of the primary regional trail.

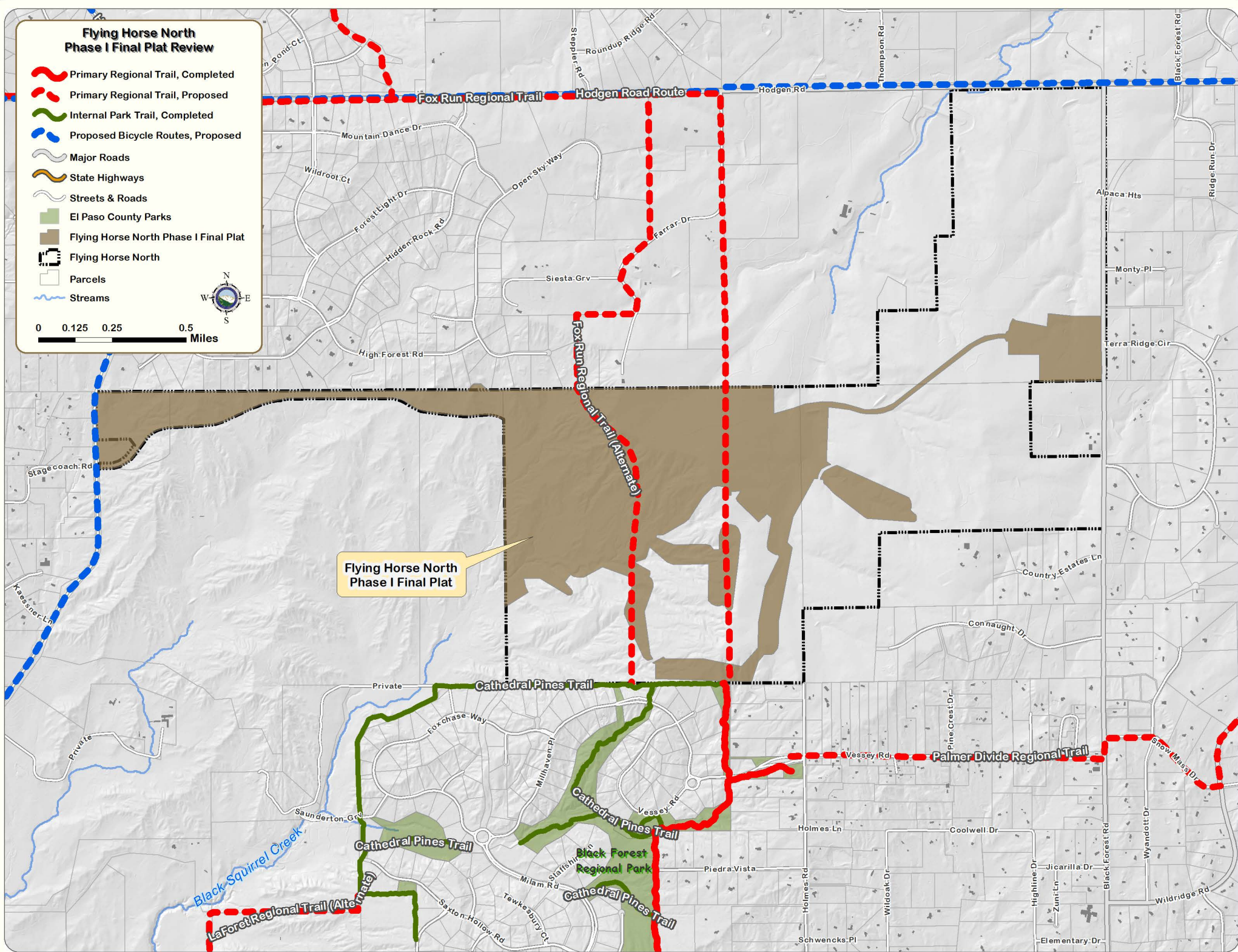
Recommended Motion:

"Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Phase I Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown on and dedicated to the County via forthcoming final plat(s); and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,400."

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

Sincerely,

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



Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

February 14, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Flying Horse North Phase I Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-001	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	532.3
PRI 2, LLC	NES, Inc.	Total # of Dwelling Units	80
6385 Corporate Drive, Suite 200	John Maynard	Gross Density:	0.15
Colorado Springs, CO 80919	619 North Cascade Avenue	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	2

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Urban Density: ☐ (2.5 units or greater / 1 acre)

Regional Parks: **2**
0.0194 Acres x 80 Dwelling Units = 1.55 acres

Urban Parks Area:	2
Neighborhood:	0.00375 Acres x 0 Dwelling Units = 0.00 acres
Community:	0.00625 Acres x 0 Dwelling Units = 0.00 acres
Total:	0.00 acres

FEE REQUIREMENTS

Regional Parks: **2**
\$430.00 / Unit x 80 Dwelling Units = \$34,400.00

Urban Parks Area:	2
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units = \$0.00
Community:	\$165.00 / Unit x 0 Dwelling Units = \$0.00
Total:	\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Phase I Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown on and dedicated to the County via forthcoming final plat(s); and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,400.

Park Advisory Board Recommendation: