



COMMISSINERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

COLORADO

PEGGY LITTLETON  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 22, 2017

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

**Subject: Judge Orr Road PUD Development Plan (PUD-17-005)**

Hello Raimere,

The Planning Division of the Community Services Department has reviewed the Judge Orr Road PUD Development Plan and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2017.

The Judge Orr Road PUD Development Plan consists of 18 commercial lots on 39.40 acres. The site is located at the intersection of East Highway 24 and Judge Orr Road, immediately north of Meadow Lake Airport. The property is zoned currently as PUD.

The El Paso County Parks Master Plan (2013) shows the proposed Judge Orr Road Bicycle Route and Judge Orr Secondary Regional Trail running adjacent to the project area, along Judge Orr Road, which forms southern boundary of the property. The proposed bicycle route will be constructed and maintained within the dedicated 210' Judge Orr Road public right-of-way, so no easement requests are necessary for that particular route. The applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

However, the Judge Orr Road Secondary Regional Trail will be located along the north side of Judge Orr Road, due primarily to the location of Meadow Lake Airport on the south side of the road. This secondary regional trail runs to the west, making connections to the existing Rock Island Primary Regional Trail and the proposed Eastonville Primary Regional Trail further to the west in the Town of Falcon.

The current Planned Unit Development plan does not show the trail easement along the north side of Judge Orr Road, but the PUD contains a general note stating the following:



*“El Paso County Regional Trail Crossing at Highway 24 and Judge Orr Road to be coordinated with El Paso County Park and Recreation Department at the Preliminary Plan level.”*

As such, El Paso County Parks recommends that the Judge Orr Road PUD Development Plan designate and provide to El Paso County a 25-foot trail easement along the north side of Judge Orr Road, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Road Secondary Regional Trail, and show the easement on the PUD Development Plan, and on the forthcoming Preliminary Plan and Final Plat(s), and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat(s). No regional park fees are recommended, as the Board of County Commissioners has not elected to require park fees for commercial subdivisions.

**\*Recommended Motion: PUD Development Plan**















*“Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Judge Orr Road PUD Development Plan includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the north side of Judge Orr Road, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Road Secondary Regional Trail, (2) show the easement on the PUD Development Plan, and on the forthcoming Preliminary Plan and Final Plat(s), (3) dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat(s).”*

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

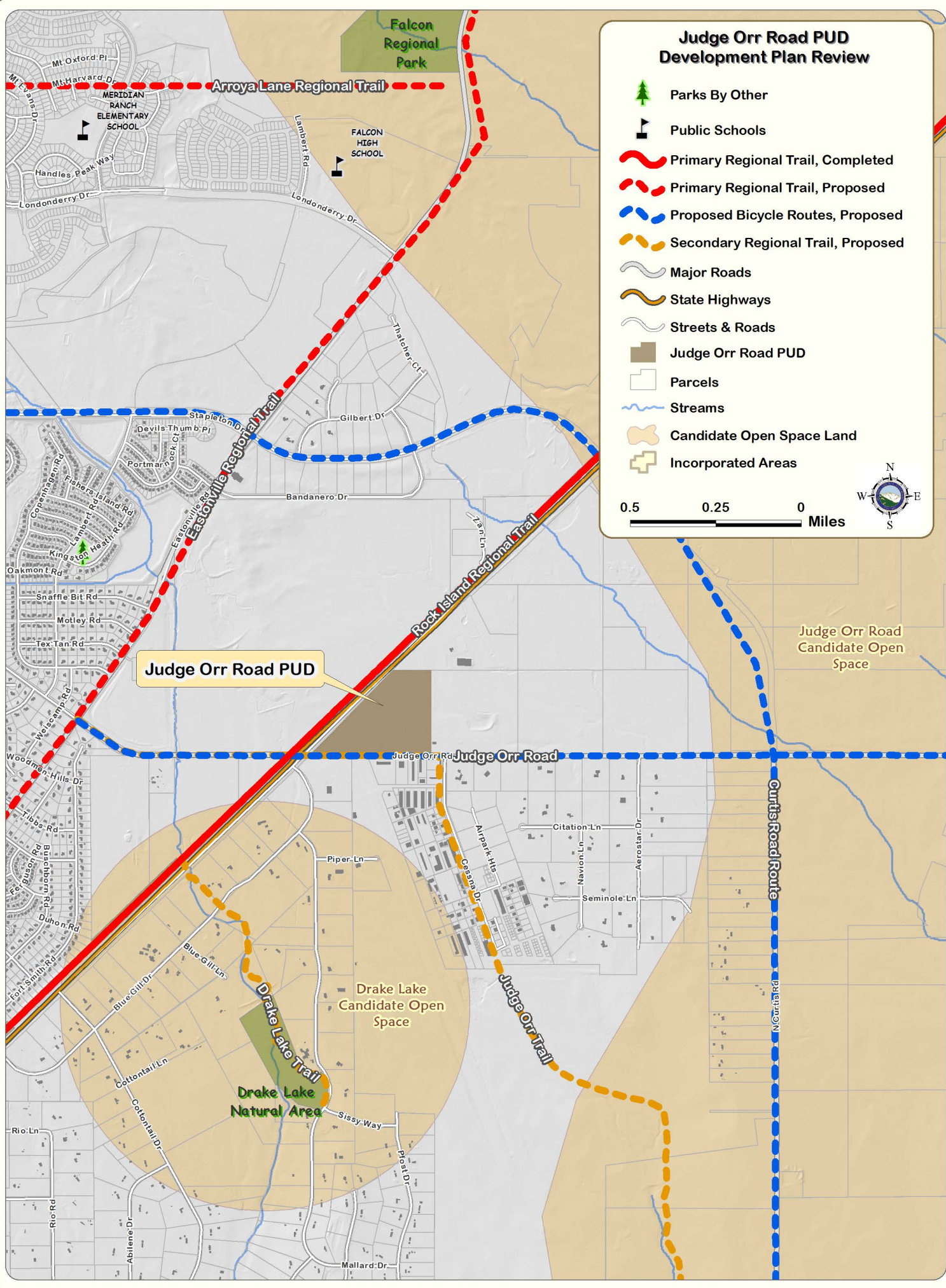
Sincerely,

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

# Judge Orr Road PUD Development Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Judge Orr Road PUD
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5      0.25      0  
Miles



Judge Orr Road PUD

Judge Orr Road  
Candidate Open  
Space

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area