

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

February 16, 2022

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

Subject: Flying Horse North Filing No. 2 Final Plat (SF-22-008)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Flying Horse North Filing No. 2 Final Plat and is submitting administratively the following comments and recommendations of behalf of El Paso County Parks.

Flying Horse North Filing No. 2 Final Plat is a single 2.898-acre residential lot. This lot lies within the bounds of the Phase II portion of the Flying Horse North Preliminary Plan and was notated as Lot 91. The Preliminary Plan proposed 283 single-family residential lots on 989.2 acres and included 15.7 acres of private open space and a 207.5-acre 18-hole golf course. Flying Horse North 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.

While the 2013 El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the overall Flying Horse North Preliminary Plan area, Filing No. 2 does not impact the trail corridor, and therefore, staff will not request a trail easement in this single-lot filing, and will instead refer to the original Preliminary Plan recommendations, endorsed by the Park Advisory Board on January 10, 2018:

“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 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).”



As no park land or trail easement dedications are necessary for Flying Horse North Filing No. 2, staff recommends regional park fees in the amount of \$460 as calculated on the attached Subdivision Review Form.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$460.

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

Sincerely,



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

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

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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:	Flying Horse North Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-008	Total Acreage:	2.90
		Total # of Dwelling Units:	1
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.86
PRI #2, LLC	N.E.S., Inc.	Regional Park Area:	2
Joe Loidolt	Andrea Barlow	Urban Park Area:	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

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.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 1 Dwelling Units = 0.019		Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00
Total Regional Park Acres: 0.019		Community:	0.00625 Acres x 0 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:		\$114 / Dwelling Unit x 0 Dwelling Units = \$0
\$460 / Dwelling Unit x 1 Dwelling Units = \$460		Community:		\$176 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$460		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$460.
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Park Advisory Board Recommendation: No PAB Endorsement Necessary