



COMMISSINERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE CHAIR)

COLORADO

STAN VANDERWERF
HOLLY WILLIAMS
CAMI BRMER

COMMUNITY SERVICES DEPARTMENT

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

September 20, 2019

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

**Subject: Saddlehorn Ranch Preliminary Plan, Review #2 (SP-19-006)
Saddlehorn Ranch Filing No. 1 Final Plat, Review #3 (SF-19-012)**

Hello Nina,

The Planning Division of the Community Services Department has reviewed the Saddlehorn Ranch Preliminary Plan and Filing No. 1 Final Plat development applications, Review #2 and #3, respectively, and has no additional comments on behalf of El Paso County Parks. Parks staff recognizes the reduction in Preliminary Plan residential lots from 225 to 223, as well as the Filing No. 1 Final Plat reduction from 53 to 52 lots, and has attached updated Subdivision Review Forms with revised regional park fees. As fees have only been reduced due to the adjustment in the number of lots, no Park Advisory Board endorsement is necessary at this time. The original Preliminary Plan and Filing No. 1 Final Plat applications, along with the following comments and recommendations were presented to and endorsed by the Park Advisory Board on June 12, 2019:

“Request for approval by William Guman and Associates, Ltd., on behalf of ROI Property Group, LLC, of the Saddlehorn Ranch Preliminary Plan and Filing No. 1 Final Plat, a 225 single-family rural residential lot development totaling 816.48 acres, with a minimum lot size of 2.5 acres. Filing No. 1 Final Plat consists of 53 lots on approximately 176 acres. The property, zoned RR-2.5, is located south of Judge Orr Road and east of Curtis Road near the Town of Falcon, and is located within the Falcon/Peyton Small Area Master Plan.

The El Paso County Parks Master Plan (2013) shows the proposed Judge Orr Road and Curtis Road Bicycles Routes running immediately adjacent to the north and west boundaries of the project area, 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-model transportation options may be developed within the rights-of-way in the future.

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



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

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing most of 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 128 acres of no-build areas encompassing the existing jurisdictional and non-jurisdictional wetland areas, as shown in the Preliminary Plan.

The Saddlehorn Ranch Preliminary Plan includes 128 acres of open space, almost 15% of the property, which is proposed to preserve the floodplain and wetlands of the unnamed creeks that traverse the property from north to south, 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 a forthcoming 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 the forthcoming final plat(s).

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Saddlehorn Ranch Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$102,600 will be required at time of the recording of the forthcoming final plat(s).

Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Saddlehorn Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$24,168.”















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

Saddlehorn Ranch Preliminary Plan Filing No. 1 Final Plat 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
-  Saddlehorn Ranch
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5 0.25 0
Miles



Saddlehorn Ranch

Judge Orr Road

Curtis Road Route

Judge Orr Trail

Drake Lake Candidate Open Space

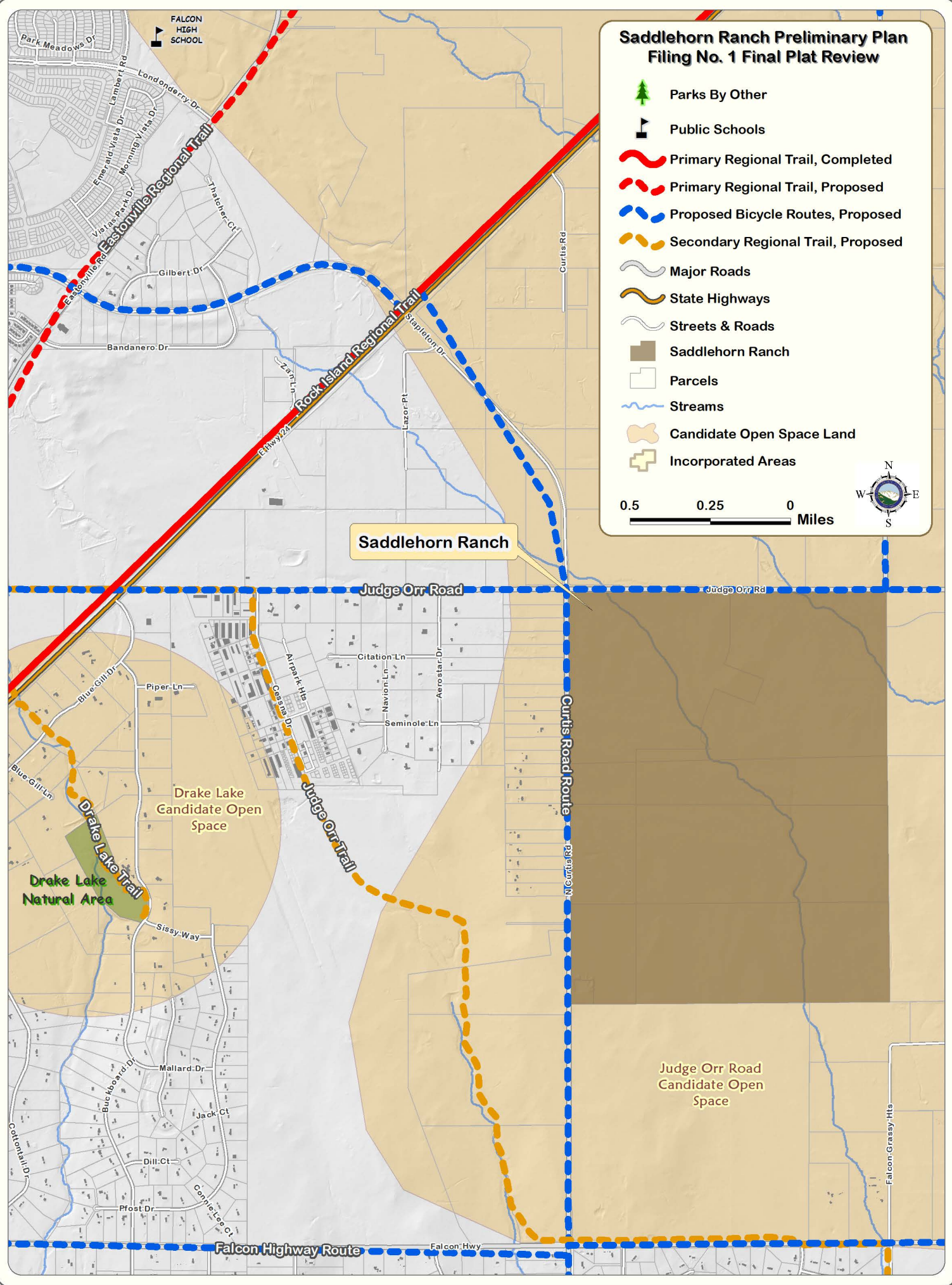
Drake Lake Trail
Drake Lake Natural Area

Judge Orr Road Candidate Open Space

Falcon Highway Route

Falcon Hwy

Falcon Grassy Hts



**Development
Application
Permit
Review**



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

September 20, 2019

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:	Saddlehorn Ranch Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-19-006	Total Acreage:	816.48
		Total # of Dwelling Units:	223
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.68
ROI Property Group, LLC	William Guman & Associates, Ltd.	Regional Park Area:	4
Rob Fuller	Bill Guman, RLA/ASLA	Urban Park Area:	3,5
2495 Rigdon Street	731 North Weber Street, Suite 10	Existing Zoning Code:	RR-2.5
Napa, CA 94558	Colorado Springs, CO 80903	Proposed Zoning Code:	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 223 Dwelling Units = 4.326
Total Regional Park Acres: 4.326

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 3,5

Neighborhood: 0.00375 Acres x 223 Dwelling Units = 0.00
 Community: 0.00625 Acres x 223 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$456 / Dwelling Unit x 223 Dwelling Units = \$101,688
Total Regional Park Fees: \$101,688

Urban Park Area: 3,5

Neighborhood: \$113 / Dwelling Unit x 223 Dwelling Units = \$0
 Community: \$175 / Dwelling Unit x 223 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Saddlehorn Ranch Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$101,688 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation: Fee Adjust - Originally Endorsed 06/12/19

Development Application Permit Review



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

September 20, 2019

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:	Saddlehorn Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-012	Total Acreage:	175.23
		Total # of Dwelling Units:	52
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.74
ROI Property Group, LLC	William Guman & Associates, Ltd.	Regional Park Area:	4
Rob Fuller	Bill Guman, RLA/ASLA	Urban Park Area:	3,5
2495 Rigdon Street	731 North Weber Street, Suite 10	Existing Zoning Code:	RR-2.5
Napa, CA 94558	Colorado Springs, CO 80903	Proposed Zoning Code:	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 52 Dwelling Units = 1.009
Total Regional Park Acres: 1.009

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 3,5

Neighborhood: 0.00375 Acres x 52 Dwelling Units = 0.00
 Community: 0.00625 Acres x 52 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$456 / Dwelling Unit x 52 Dwelling Units = \$23,712
Total Regional Park Fees: \$23,712

Urban Park Area: 3,5

Neighborhood: \$113 / Dwelling Unit x 52 Dwelling Units = \$0
 Community: \$175 / Dwelling Unit x 52 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Saddlehorn Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$23,712.

Park Advisory Board Recommendation: Fee Adjust - Originally Endorsed 06/12/19