



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

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

September 7, 2018

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

Subject: Paint Brush Hills Filings No. 14 Rezone (P-18-005)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the rezoning application for Paint Brush Hills Filing No. 14, and has the following comments of behalf of El Paso County Parks.

Paint Brush Hills Filing No. 14 falls within Tract E of Paint Brush Hills Filing No. 13E. Paint Brush Hills Filing No. 13E, which is currently undergoing agency review, consists of 83.43 acres and 158 residential lots, with a minimum lot size of 6,000 square feet, as well as the aforementioned 86.63-acre Tract E, which is designated for future development. Filing No. 13E is a replat of Tract E of Paint Brush Hills Filing No. 13A, which was approved by the Board of County Commissioners in 2013 (Reception No. 213713413). The property is located within the Falcon-Peyton Small Area Master Plan area, as well as the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan indicates two trails located near the proposed rezone. The proposed Arroyo Lane Regional Trail alignment is located approximately 400 feet north of the rezone boundary, while the proposed Woodmen Hills Secondary Regional Trail is located approximately 300 feet west of the rezone area, both within Tract E.

While the rezone area does not impact the trail corridors, the Paint Brush Hills Filing No. 13E Final Plat, which includes Tract E and therefore the entirety of Filing No. 14, shows a 275' section of a 25' regional trail easement along the northern boundary of the property, which will allow for the construction, maintenance, and public access of the Arroyo Lane Regional Trail. This trail easement, however, does not extend to the west into Tract E (Filing No. 14) or east into Tract D and F (well site). Moreover, Tract E does not show a trail easement for the northern extension of the Woodmen Hills Secondary Regional Trail. While this tract is designated for future development, staff recommends the trail easement be shown on all forthcoming preliminary plans and final plats.

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The Paint Brush Hills Filing No. 13E Final Plat application will be presented to the Park Advisory Board on September 12, 2018, with the following recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Paint Brush Hills Filing No. 13E Final Plat include the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire northern boundary of Paint Brush Hills Filing No. 13E, including Tracts A, D, E, and F, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire western boundary of Paint Brush Hills Filing No. 13E, Tract E, that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and (3) require fees in lieu of land dedication for regional park purposes in the amount of \$67,940.

The Paint Brush Hills Filing No. 14 rezone application, however, does not require Park Advisory Board endorsement, and these comments are being provided administratively, due to the synonymous relationship between the Filing No. 14 and Filing No. 13E, Tract E.

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



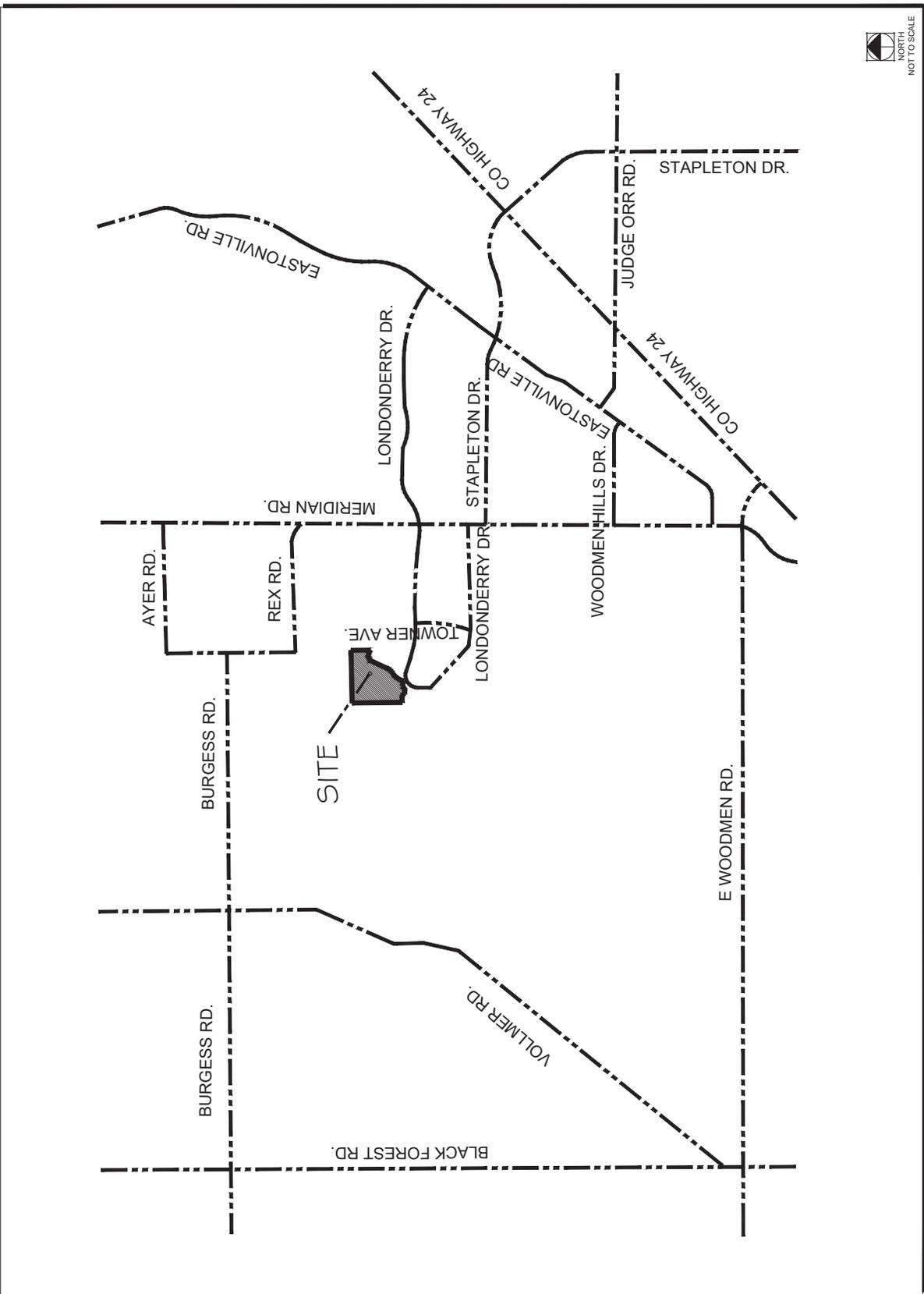
PAINT BRUSH HILLS FILING 14
 Falcon, CO
 El Paso County, CO



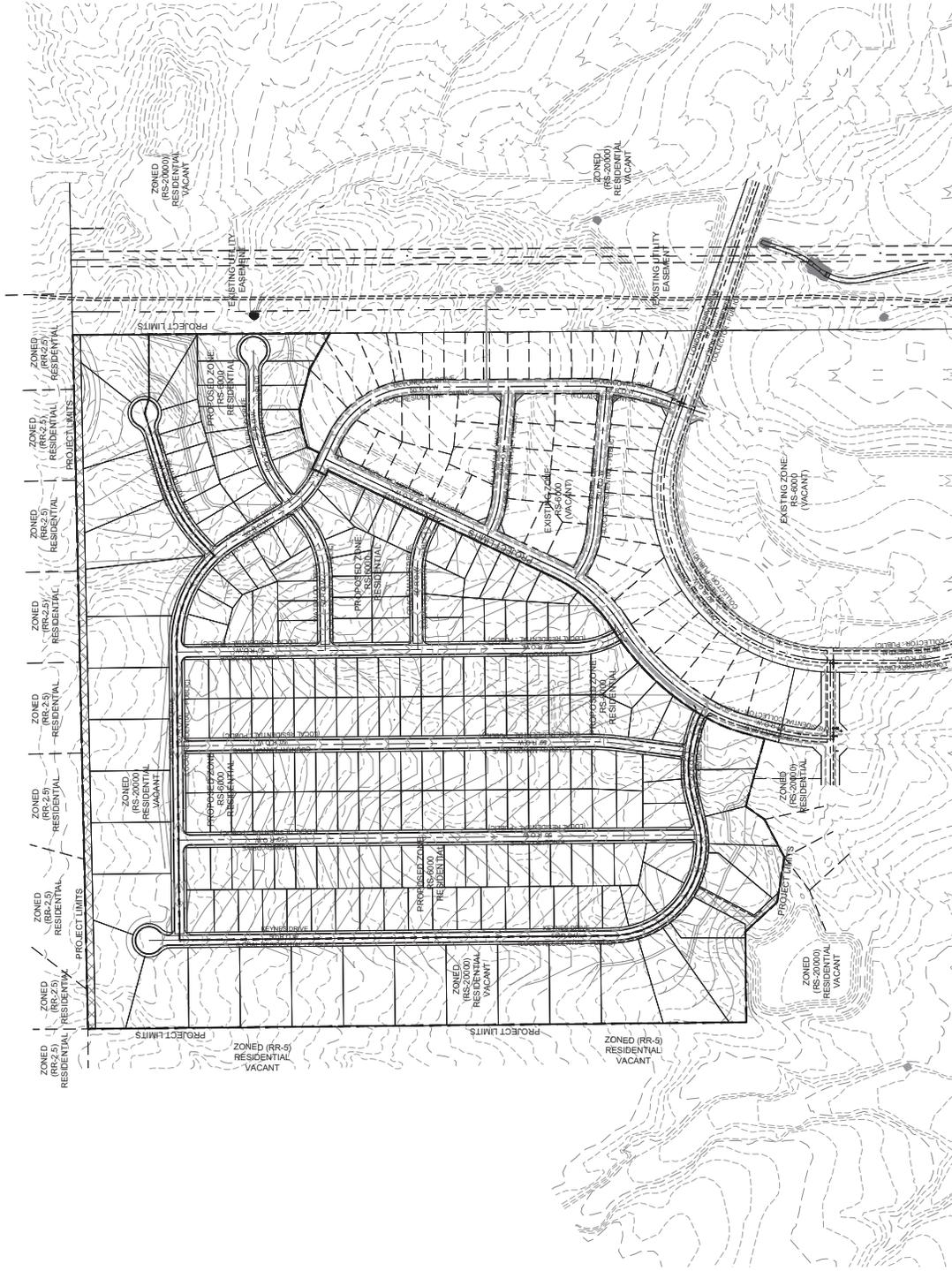
REV #	REVISIONS	DATE
6		
5		
4		
3		
2		
1		

DATE	BY	DESCRIPTION
06.28.18	JFA	CHECKED
06.28.18	JFA	DRAWN
06.28.18	JFA	PROJECT NUMBER
06.28.18	JFA	SCALE

PROJECT LOCATION



PAINT BRUSH HILLS FILING 14
PRELIMINARY SITE MAP



DESIGNED	MF	08.28.18
DRAWN	MF	08.28.18
CHECKED	JFA	08.28.18
PROJECT NUMBER	3800.00	
SCALE	AS NOTED	

REV #	DATE	REVISIONS
1		
2		
3		
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5		
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STAMP

Falcon, CO
El Paso County, CO
**PAINT BRUSH HILLS FILING 14
PRELIMINARY SITE MAP**

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