

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 15, 2021

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

Subject: Eagle Forest Filing No. 1 Final Plat – (SF2131)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the Eagle Forest Filing No. 1 Final Plat development application and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on October 13, 2021:

This is a request by Eagle Forest Development, LLC for final plat approval of Eagle Forest Subdivision Filing No. 1 Final Plat. The subject property totals 44.35 acres and includes 9 residential lots between 3 and 5 acres, and one 5.4-acre open space tract. The site is located on the north side of Shoup Road, ½ mile east of the intersection of Black Forest Road and Shoup Road. The property is zoned PUD.

The proposed open space dedication totals 5.4 acres (12%) which meets the minimum open space requirement for PUD zoning. The proposed open space tract is centrally located within the project area and includes Burgess Creek and its adjacent banks.

This project had been through three separate reviews as early as 2005. PUD approvals were initially obtained in 2007-2008 by a different applicant. Initial development of Eagle Forest PUD in 2007 was halted due to financial issues related to the recession. An Amended PUD Development Plan (for a relocated main road entrance off Shoup Road), Final Plat and Construction Drawings were approved in 2013 but further development was ceased due to the Black Forest Fire, which burned almost all the trees on the project site. Most recently, the Eagle Forest PUD and Preliminary Plan was approved by the BOCC on July 27, 2021.

The project is located in the Black Forest South Candidate Open Space area. It is approximately ½ mile to the west of the Black Forest Section 16 Trail. The El Paso County Parks Master Plan (2013) shows two trails along Shoup Road. One of which would be impacted by the project. The proposed Shoup Road



Bicycle Route is not impacted by the project because it is located in the public right of way. The proposed Black Forest Primary Regional Trail along Shoup Road is within the project area on the north side of Shoup Road. The letter of intent mentions that a 25-foot trail easement will be dedicated to El Paso County along Shoup Road however, the easement is not shown on the final plat drawings.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the applicant provide a 25-foot public trail easement along the north side of Shoup Road that allows for the construction and maintenance by El Paso County of the Black Forest Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$4,140. Again, this application is scheduled for El Paso County Park Advisory Board consideration on October 13th and its recommendation will be provided after the meeting.

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Eagle Forest Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$4,140 (2) designate and provide to El Paso County a 25-foot trail easement along the north side of Shoup Road that allows for public access, as well as construction and maintenance by El Paso County of the Black Forest Primary Regional Trail.

Please feel free to contact me should you have any questions or concerns.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Development
Application
Permit
Review



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

October 13, 2021

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:	Eagle Forest Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-2131	Total Acreage:	44.35
		Total # of Dwelling Units:	9
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.51
Kevin Bristow	Peter Patten	Regional Park Area:	2
Eagle Forest Development Inc.	Patten Associates	Urban Park Area:	2
4920 Northpark Loop	4271 Horse Gulch Loop	Existing Zoning Code:	PUD
Colorado Springs, CO 80918	Colorado Springs, CO 80924	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.

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 9 Dwelling Units = 0.175		Neighborhood:	0.00375 Acres x 9 Dwelling Units =	0.00
Total Regional Park Acres: 0.175		Community:	0.00625 Acres x 9 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 9 Dwelling Units = \$0
\$460 / Dwelling Unit x 9 Dwelling Units = \$4,140		Community:		\$176 / Dwelling Unit x 9 Dwelling Units = \$0
Total Regional Park Fees: \$4,140		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Eagle Forest Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$4,140 (2) designate and provide to El Paso County a 25-foot trail easement along the north side of Shoup Road that allows for public access, as well as construction and maintenance by El Paso County of the Black Forest Primary Regional Trail.

Park Advisory Board Recommendation: PAB Endorsed 10-13-2021