



**EL PASO COUNTY**

**COLORADO**

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**DEPARTMENT OF COMMUNITY SERVICES**

May 13, 2024

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

**Subject: Eagleview Subdivision Filing No. 1 Final Plat, 2<sup>nd</sup> Submittal – (SF-22-042)**

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the 2<sup>nd</sup> submittal of the Eagleview Subdivision Filing No. 1 Final Plat development application and has no new additional comments of behalf of El Paso County Parks. Staff appreciates and acknowledges the inclusion of the 25' trail easement on this newest iteration of the Final Plat. This trail easement will allow for the eventual construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail, providing multi-modal pedestrian access from Vollmer Road to Meridian Ranch.

This application and the following comments and recommendations were originally presented to and endorsed by the Park Advisory Board on February 8, 2023:

*"This is a request by N.E.S., Inc., on behalf of PT Eagleview, LLC, for endorsement of Eagleview Subdivision Filing No. 1 Final Plat. Eagleview Subdivision is zoned RR-2.5 and is located southeast of the intersection of Arroyo Lane and Raygor Road, west of the unincorporated Town of Falcon. This proposed 121.21-acre development will include 38 single-family residential lots, with an average lot size of 2.95 acres.*

*The 2022 El Paso County Parks Master Plan shows impacts to the Arroyo Lane Primary Regional Trail, while the former 2013 El Paso County Parks Master Plan also showed impacts to the Woodmen Hills Secondary Regional Trail. Partially correct, the applicant's Letter of Intent states the following:*

*"The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 4 miles from the Pinerias Open Space and 7 miles from Black Forest Regional Park. It is in close proximity to various trailheads as well. There is a proposed county trail going through the site on the El Paso County Master Plan, however, this trail is being diverted through The Ranch and Sterling Ranch developments, as the current location necessitates going through multiple 5-acre lots to the south."*

*Since 2018, a reroute of the Woodmen Hills Secondary Regional Trail was proposed to better align with other proposed major developments in the area, including Bent Grass, The Ranch, and Sterling Ranch, all of which are located to the south or southwest of Eagleview Estates. This realignment has been adopted with the 2022 Parks Master Plan.*

*Although shown properly on the approved Preliminary Plan, the applicant omitted the Arroyo Lane Primary Regional Trail easement from this Final Plat. This trail runs east-west across the northern portion of the project area and, as mentioned above, is present in the Trails Master Plan portion of the 2022 Parks Master Plan and is an important proposed regional trail*

connection between Vollmer Road and Meridian Ranch. Trail easements have been established at The Retreat at TimberRidge and Paint Brush Hills, located to the west and east, respectively.

Currently, this trail easement is only shown on Page 4 of the submitted Construction Documents. Therefore, staff recommends that a 25' trail easement be designated along the northern edge of Eagleview Estates, outside of the proposed Arroyo Lane right-of-way, which will allow for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail. This easement shall be shown on the Final Plat and included in the Plat Easement Notes prior to the recording of Filing No. 1 Final Plat.

Because the Eagleview Subdivision is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement. However, large 2.5-acre lots, natural landscaping, and various drainage easements designated to protect local wetlands and waterways, including a tributary of the Upper Black Squirrel Creek, greatly reduce overall impacts to the surrounding natural environment.

In addition to the aforementioned trail easement dedication, staff recommends regional park fees in lieu of land dedication due at the time of the recording of the Final Plat.

**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 Eagleview Subdivision Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of Eagleview Subdivision, outside of the Arroyo Lane right-of-way, that allows for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of this Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$17,480 will be required at the time of the recording of this Final Plat."

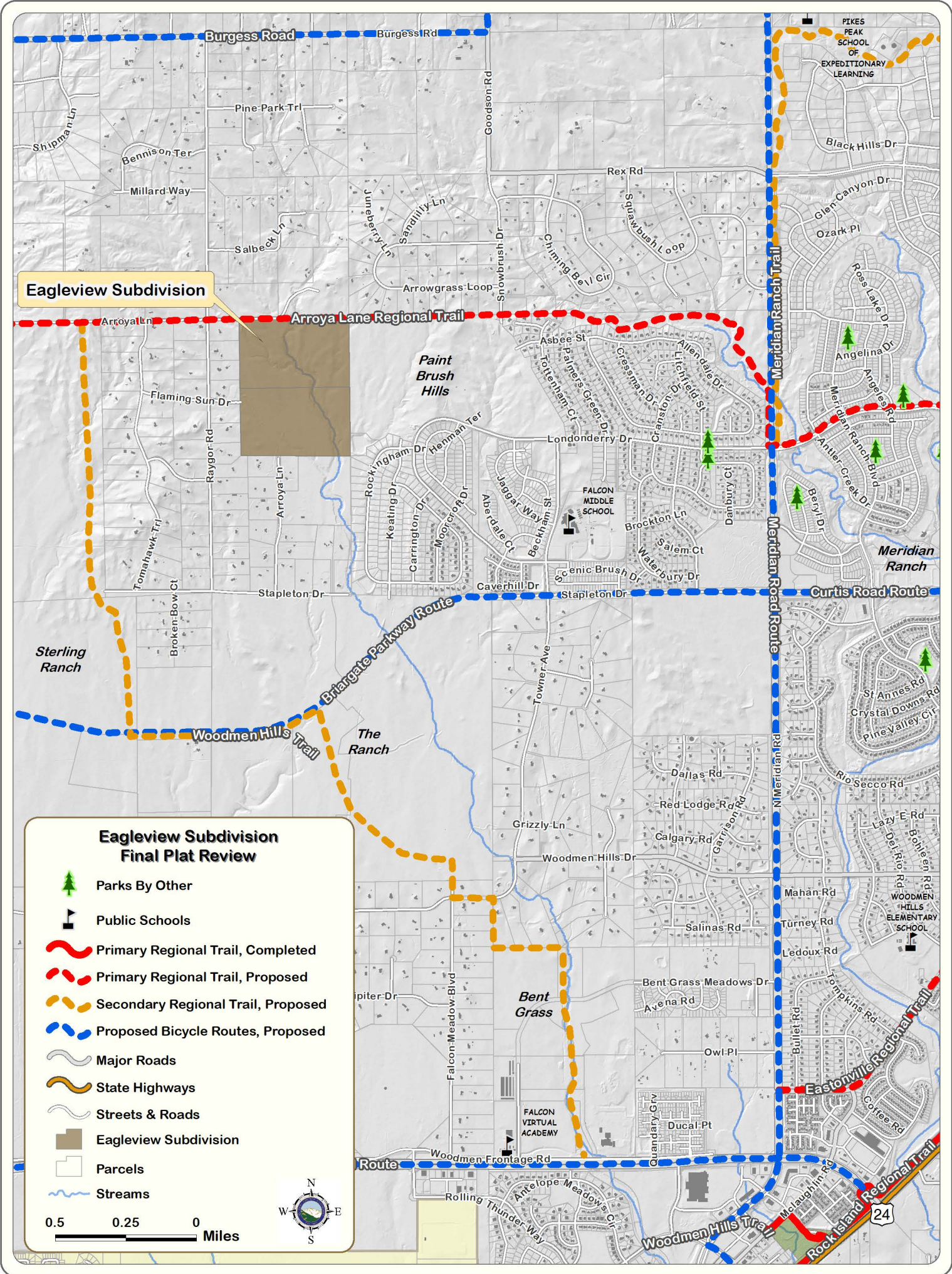
Please feel free to contact me should you have any questions or concerns.

Sincerely,



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





**Eagleview Subdivision**

**Eagleview Subdivision Final Plat Review**

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Eagleview Subdivision
- Parcels
- Streams

0.5    0.25    0  
Miles

**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

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

**February 8, 2023**

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.

<b>Name:</b>	Eagleview Subdivision Filing No. 1 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-22-042	<b>Total Acreage:</b>	121.21
		<b>Total # of Dwelling Units:</b>	38
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.78
PT Eagleview, LLC	N.E.S., Inc.	<b>Regional Park Area:</b>	2
Joe DesJardin	Brooks Swenson	<b>Urban Park Area:</b>	3
1864 Woodmoor Drive, Suite 100	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	RR-2.5
Monument, CO	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	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: 2**

0.0194 Acres x 38 Dwelling Units = 0.737  
**Total Regional Park Acres: 0.737**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 38 Dwelling Units = 0.00  
Community: 0.00625 Acres x 38 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 38 Dwelling Units = \$17,480  
**Total Regional Park Fees: \$17,480**

**Urban Park Area: 3**

Neighborhood: \$114 / Dwelling Unit x 38 Dwelling Units = \$0  
Community: \$176 / Dwelling Unit x 38 Dwelling Units = \$0  
**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 Eagleview Subdivision Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of Eagleview Subdivision, outside of the Arroyo Lane right-of-way, that allows for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of this Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$17,480 will be required at the time of the recording of this Final Plat.

Park Advisory Board Recommendation:

**PAB Endorsed 02/08/2023**