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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

September 27, 2024

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

Subject: Latigo Trails Filing No. 10 Final Plat – (SF-24-021)

Hello Ashlyn,

The Park Planning Division of the Parks and Community Services Department has reviewed the Latigo Trails Filing No. 10 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 9, 2024:

This is a request by Drexel, Barrell, and Company, on behalf of Falcon Latigo, LLC., for endorsement of Latigo Trails Filing No. 10 Final Plat. At approximately 1,030 acres, the overall Latigo Trails community is zoned RR-2.5 and is located immediately north of the Meridian Ranch development and Falcon Regional Park, northeast of the town of Falcon, southwest of the intersection of Eastonville Road and Latigo Boulevard. The proposed 125.6-acre filing will include 43 single-family residential lots, with a minimum lot size of 2.5 acres.

The 2022 El Paso County Parks Master Plan shows an impact the proposed Latigo Secondary Regional Trail, whose alignment runs north/south from Falcon Regional Park and the Meridian Ranch residential development to the proposed Latigo Trails Open Space. Falcon Regional Park is located immediately adjacent and south of the project site, while the proposed and partially existing Meridian Ranch Secondary Regional Trail is located immediately south of the property within Falcon Regional Park and Meridian Ranch. Lastly, the proposed and existing Eastonville Primary Regional Trail is located 0.50 mile east of the property along Eastonville Road. Because the Latigo Trails subdivision is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement.

The Open Space Master Plan of the 2022 Parks Master Plan shows that the project site is located primarily within the Judge Orr Road Candidate Open Space Area. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains ultimately to Black Squirrel Creek. Large 2.5-acre lots, natural landscaping, and a lack of local wetlands and waterways greatly reduces overall impacts to water quality or the surrounding environment.

During the early development of the Latigo Trails community, the developer deeded numerous tracts in Latigo Trails Filing Nos. 7 and 8 to El Paso County for the eventual construction, maintenance, and public access of the Latigo Secondary Regional Trail. Primarily 30 feet in width, these tracts provide a dedicated trail alignment north/south through Latigo Trails. Within Filing No. 10, the applicant has created Tracts D and E, both of which are also 30 feet wide. These tracts will allow the Latigo Regional Trail to connect to the Meridian Ranch Regional Trail within the Meridian Ranch development – more specifically Rolling Hills Ranch Filing No. 2 – located approximately 525 feet from the west boundary of Falcon Regional Park.

As such, staff requests that the applicant dedicate a 30-foot regional trail easement to El Paso County, to be located within Latigo Trails Filing No. 10, Tracts D and E, for the construction, maintenance, and public access of the Latigo Secondary Regional Trail. Furthermore, staff recommends fees in lieu of land dedication for regional park purposes due upon recording of this Final Plat.

Recommended Motion: (Filing No. 10 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 Latigo Trails Filing No. 10 Final Plat: (1) designate and provide to El Paso County a 30-foot public trail easement through Tracts D and E, that allows for public access, as well as construction and maintenance by El Paso County of the Latigo Secondary Regional Trail; (2) the trail easement shall be shown and noted on this Final Plat, and the aforementioned easement shall be dedicated to El Paso County through the Final Plat process; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$21,715.

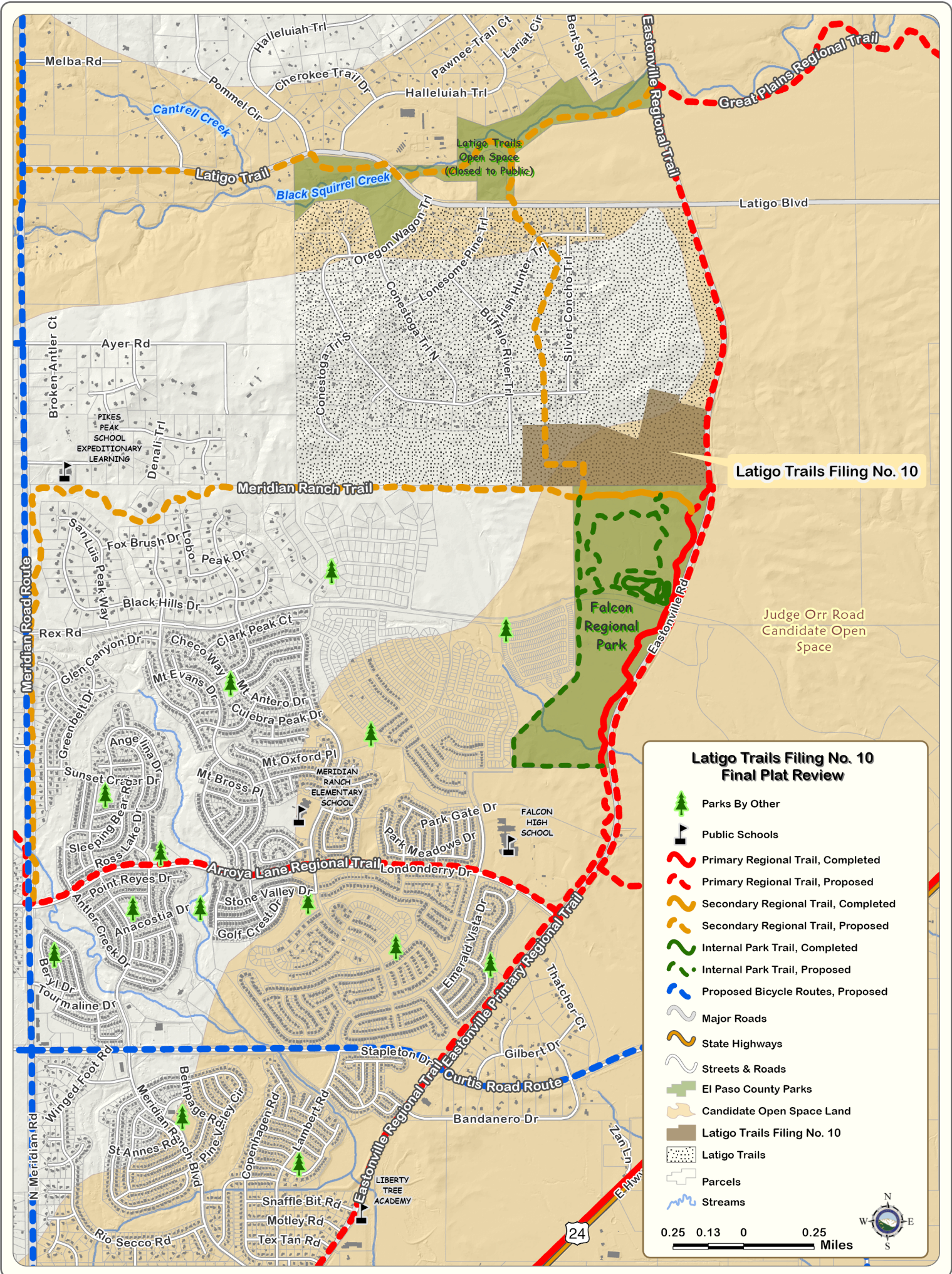
Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com





Latigo Trails Filing No. 10

Judge Orr Road
Candidate Open
Space

**Latigo Trails Filing No. 10
Final Plat Review**

Legend:

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Candidate Open Space Land
- Latigo Trails Filing No. 10
- Latigo Trails
- Parcels
- Streams

0.25 0.13 0 0.25 Miles

24



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

October 9, 2024

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:	Latigo Trails Filing No. 10 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-021	Total Acreage:	125.60
		Total # of Dwelling Units:	43
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.86
Falcon Latigo, LLC	Drewl, Barrell and Company	Regional Park Area:	2
Greg Fulton	Tim McConnell	Urban Park Area:	3
5350 South Roslyn Street, Suite 400	101 Sahwatch Street, Suite 100	Existing Zoning Code:	RR-2.5
Englewood, CO, 80111-2125	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

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

Regional Park Area: 2

Urban Park Area: 3

0.0194 Acres x 43 Dwelling Units = 0.834

Neighborhood: 0.00375 Acres x 43 Dwelling Units = 0.00

Community: 0.00625 Acres x 43 Dwelling Units = 0.00

Total Regional Park Acres: 0.834

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 3

\$505 / Dwelling Unit x 43 Dwelling Units = \$21,715

Neighborhood: \$119 / Dwelling Unit x 43 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 43 Dwelling Units = \$0

Total Regional Park Fees: \$21,715

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 Latigo Trails Filing No. 10 Final Plat: (1) designate and provide to El Paso County a 30-foot public trail easement through Tracts D and E, that allows for public access, as well as construction and maintenance by El Paso County of the Latigo Secondary Regional Trail; (2) the trail easement shall be shown and noted on this Final Plat, and the aforementioned easement shall be dedicated to El Paso County through the Final Plat process; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$21,715.

Park Advisory Board Recommendation: