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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

April 19, 2024

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

Subject: New Breed Ranch Filing No. 3 Final Plat (SF-24-007)

Hello Joe,

The Park Planning Division of the Parks and Community Services Department has reviewed the New Breed Ranch Filing No. 3 Final Plat development application and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the El Paso County Park Advisory Board for their endorsement on May 8, 2024:

This is a request for by Jerome W. Hannigan and Associates, Inc., on behalf of New Breed Ranch, Inc., for endorsement of New Breed Ranch Filing No. 3 Final Plat. This project consists of seven rural residential lots on approximately 34.7 acres, with a minimum lot size of 5 acres. Zoned PUD/RR-5, the property is located northeast of the intersection of Colorado Highway 83 and Shoup Road, near the eastern banks of Black Squirrel Creek.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Black Forest Regional Trail runs east-west along the north side of Shoup Road, along the southern boundary of the overall New Breed Ranch development. Additionally, the proposed Palmer Divide Regional Trail runs north-south along the eastern boundary of New Breed Ranch. Lastly, the Shoup Road Bicycle Route runs east-west along the Shoup Road corridor.

As highlighted in the Preliminary Plan and Final Plat documents included in this review packet, 25' regional trail easements were dedicated to El Paso County upon the recording of New Breed Ranch Filings No. 1 and 2 in May of 2002 and 2013, respectively. These trail easements will be utilized for the construction and on-going maintenance of their respective regional trails, as well as providing for public access to nearby Black Forest Regional Park, as well as Pineries Open Space and Black Forest Section 16 further to the east.

The Shoup Road Bicycle Route will exist within a dedicated right-of-way along Shoup Road, so no additional easement request is necessary; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. New Breed Ranch Filing No. 3 falls completely within the bounds of the updated Black Forest South Candidate

Open Space Area. Open space attribute values here include the Black Squirrel Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located just outside and east of Black Squirrel Creek and its associated floodplains and wetlands, and therefore will have very limited impacts on the creek corridor or surrounding open space attributes.

While Filing No. 3 does not contain any open space tracts, the overall New Breed Ranch PUD Development Plan and Preliminary Plan, originally approved in April 2001, shows approximately 33.3 acres of open space, as well as numerous no-build zones due primarily to steep slopes, wetlands, and floodplains. Large 5-acre lots, natural landscaping, expansive grass meadows, and a lack fencing and auxiliary buildings greatly reduces overall impacts to the surrounding environment.

As no park land or trail easement dedications are necessary, staff recommends regional park fees in lieu of land dedication.

Recommended Motion (Filing No. 3 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 New Breed Ranch Filing No. 3 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$3,535 will be required at time of the recording of this Final Plat.

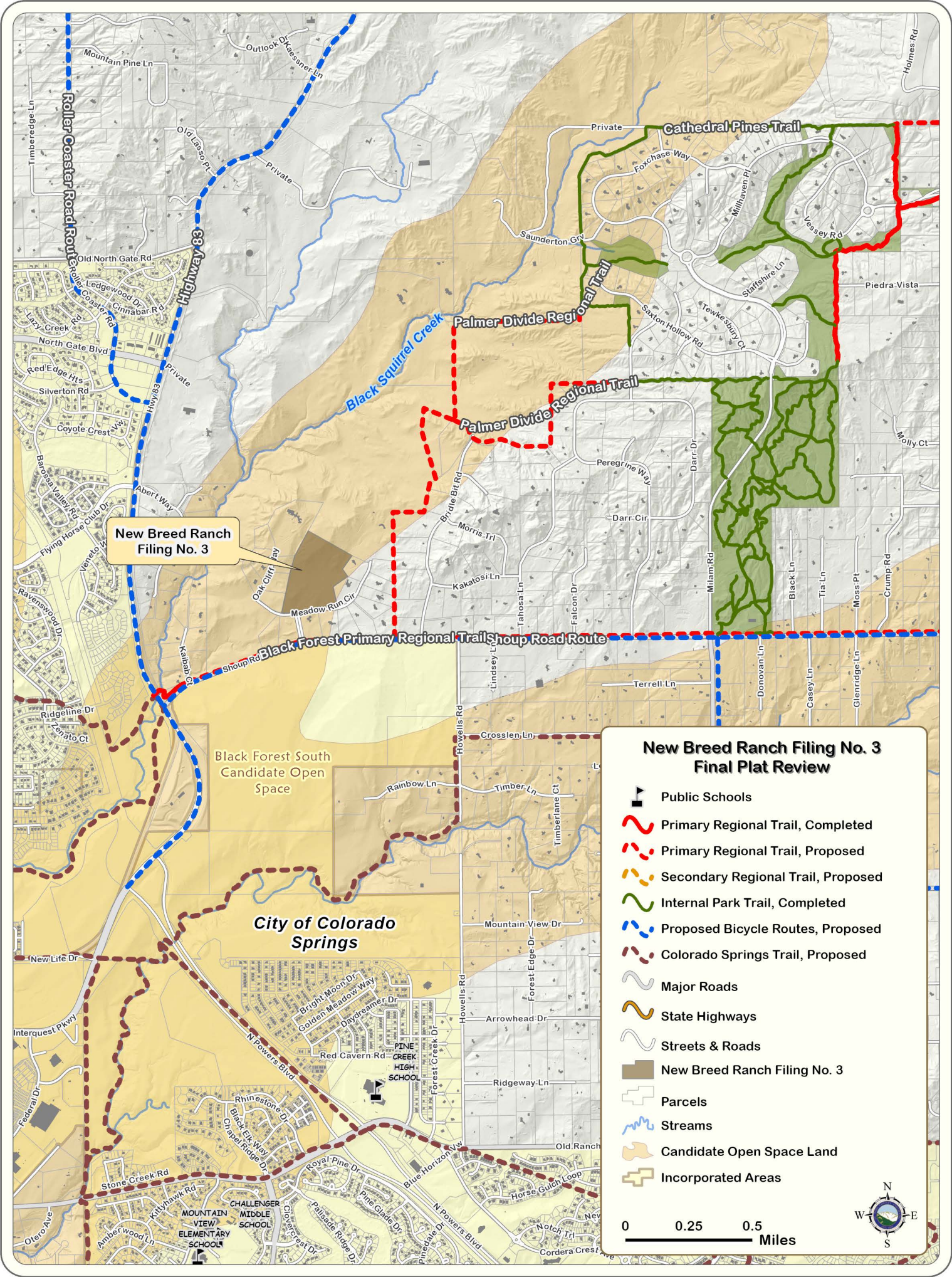
Please let me know if you have any questions or concerns.

Sincerely,



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





**New Breed Ranch
Filing No. 3**

**New Breed Ranch Filing No. 3
Final Plat Review**

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- New Breed Ranch Filing No. 3
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas

0 0.25 0.5 Miles



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

May 8, 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:	New Breed Ranch Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-007	Total Acreage:	34.70
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.50
New Breed Ranch, Inc.	Jerome W. Hannigan & Associates, Inc.	Regional Park Area:	2
Jim Scott	Jerome W. Hannigan, PP, PLS	Urban Park Area:	2
12750 Oak Cliff Way	19360 Spring Valley Road	Existing Zoning Code:	PUD/RR-5
Colorado Springs, CO 80908	Monument, CO 80132	Proposed Zoning Code:	PUD/RR-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 7 Dwelling Units = 0.136
Total Regional Park Acres: 0.136

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00
 Community: 0.00625 Acres x 7 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 7 Dwelling Units = \$3,535
Total Regional Park Fees: \$3,535

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 7 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 7 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 New Breed Ranch Filing No. 3 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$3,535 will be required at time of the recording of this Final Plat.

Park Advisory Board Recommendation: