



EL PASO COUNTY

COLORADO

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DEPARTMENT OF COMMUNITY SERVICES

April 4, 2023

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

Subject: Eagleview Metropolitan District – (ID-22-003)

Hello Kari,

The Park Operations Division of the Parks and Community Services Department has reviewed the Eagleview Metropolitan District application and has the following comments on behalf of El Paso County Parks. The Eagleview Metropolitan District encompasses all of Eagleview Subdivision, which consists of 38 single-family residential lots on 121.21 acres. Due to large lot sizes and a RR-2.5 zoning classification, the subdivision does not offer parks or open spaces, beyond no-build zones along local drainageways. As expected from previous development application reviews, the metropolitan district will not construct recreational facilities, although the Service Plan does mention recreational facilities as a funded improvement option.

However, Eagleview Subdivision does impact the proposed Arroya Line Primary Regional Trail, and as such, previous reviews of the Eagleview Subdivision Filing No. Final Plat resulted in recommendations for the dedication of a 25-foot trail easement for the construction, maintenance, and public access of the Arroya Lane Regional Trail (see below in **bold**). These comments and recommendations were 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 Arroya 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 Pineries 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 Arroya 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 Arroya Lane right-of-way, which will allow for the construction, maintenance, and public access of the Arroya 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 Arroya Lane right-of-way, that allows for the construction, maintenance, and public access of the Arroya 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."

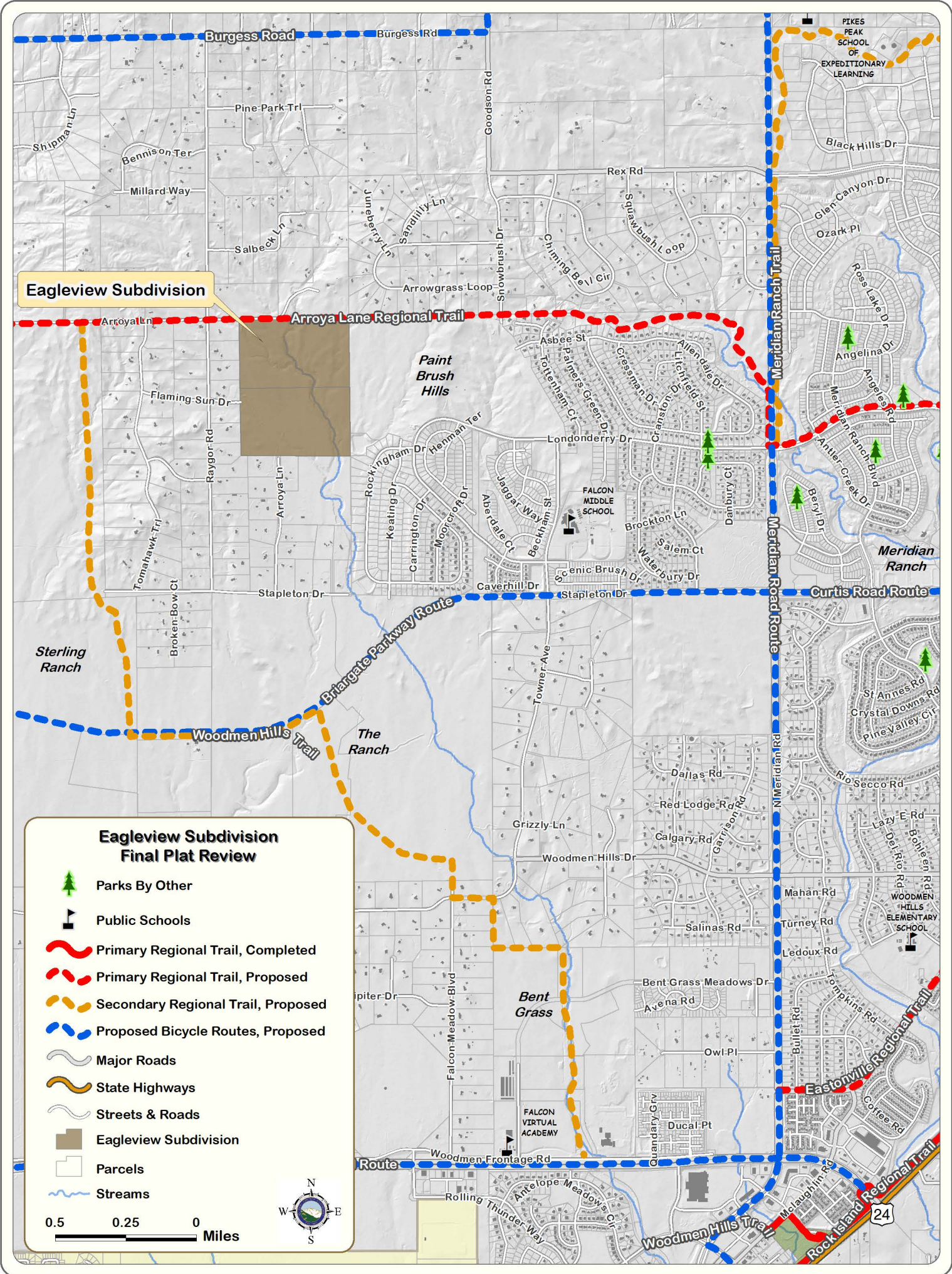
Please feel free to contact me should you have any questions or concerns.

Sincerely,















Ross A. Williams
Park Planner
Park Operations Division
Parks and Community Services Department
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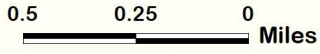




Eagleview Subdivision

**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



Burgess Road (Burgess Rd)

Arroya Lane Regional Trail

Meridian Ranch Trail

Meridian Road Route

Curtis Road Route

Briargate Parkway Route

Woodmen Hills Trail

Eastonville Regional Trail

Rock Island Regional Trail

Woodmen Hills Trail

Paint Brush Hills

Meridian Ranch

Stirling Ranch

The Ranch

Bent Grass

Woodmen Frontage Rd

Rolling Thunder Way

Antelope Meadows Ct

Woodmen Hills Dr

Woodmen Hills Elementary School

FALCON MIDDLE SCHOOL

FALCON VIRTUAL ACADEMY

PIKES PEAK SCHOOL OF EXPEDITIONARY LEARNING

WOODMEN HILLS ELEMENTARY SCHOOL

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