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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

September 1, 2023

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

**Subject: Davis Ranch Sketch Plan, Preliminary Comments (SKP-23-002)**

Hello Ryan,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Davis Ranch Sketch Plan 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 their endorsement on September 13, 2023:

This is a request for endorsement by William Guman & Associates, Ltd., on behalf of the Jane Davis Living Trust for the Davis Ranch Sketch Plan, consisting of up to 92 single-family rural residential lots on 398.91 acres. The site is located primarily northeast of the intersection of Judge Orr Road and Curtis Road, and northeast of Meadow Lake Airport. The property is zoned currently as A-35 with planned rezoning to RR-2.5 and RR-5, with small acreages of commercial zoning along Judge Orr Road.

The 2022 El Paso County Parks Master Plan shows impacts to the Judge Orr Road Secondary Regional Trail, which is located along the north side of Judge Orr Road before turning south along the west side of Curtis Road. This secondary regional trail runs to the west, making connections to the existing Rock Island Primary Regional Trail and the proposed Eastonville Primary Regional Trail further to the west in the unincorporated Town of Falcon.

Furthermore, the proposed Judge Orr Road and Elbert Road Bicycle Routes are both located immediately adjacent to the project area, bordering the southern and eastern boundaries of the Davis Ranch project area, respectively. These proposed bicycle routes will be located within their public right-of-ways, so no easement requests are necessary for those particular routes. The applicant is advised that multi-modal transportation options may be developed within the right-of-ways in the future.

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. As explained below, the applicant has included approximately 31.89 acres of no-build areas within the Sketch Plan, encompassing the floodplains and wetland areas whose jurisdictional status has yet to be determined.

Per stipulations of the El Paso County Land Development Code, the Davis Ranch Sketch Plan breaks down open space calculations into both public and private classifications. The applicant's Letter of Intent states the following:

- *“Per Section 4.2.6.F.8c. of the Land Development Code: Calculation of Residential Open Space of the El Paso County Land Development Code: “individual, private residential or commercial lot areas shall not be included on the open space calculation unless the open space areas located on private lots are subject to open space easements and restrictions.”*
- *“Any “Floodplain – No Build / OS” tract into which some residential lots encroach are included in the Davis Ranch Sketch Plan calculations as “Private Open Space” areas. Lots that encroach into the “Floodplain – No Build / OS” tracts will be platted as open space easements in future zoning and development submittals. These areas shall remain Private Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build area.”*
- *“The Davis Ranch Sketch Plan proposes a combination of Public and Private Open Spaces. Public Open Space will include a Park site, Detention Pond parcels, and 8’ trail easements located within certain Buffer Areas to provide connectivity to the Private Open Space easements and Public Open Space areas.”*
- *“Walking trails indicated within the Sketch Plan (8’ wide trail easements are proposed) help to provide connectivity throughout Davis Ranch, and to encourage walking and bicycling in the community while effectively reducing vehicular travel – especially to Park and Open Space and the Commercial Retail/Commercial Service areas.”*

Due to the fact that the applicant will be designating floodplains and wetland areas as “No Build Zones” and therefore private open space tracts, the private open spaces may be included in the overall open space calculations, thus providing for 51.45 acres, or 12.9%, open space. These open spaces include a 6.44 public park, trail corridors, wetland and floodplain areas, and stormwater detention facilities.

In addition to the assessment of regional park fees, El Paso County Parks recommends that the applicant designate and provide to El Paso County a 25-foot trail easement along the north side of Judge Orr Road from the project's western boundary to the intersection of Judge Orr Road and Stapleton Drive/Curtis Road, in Parcel A, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Road Secondary Regional Trail, and show the easement on the forthcoming Preliminary Plan and Final Plat(s), and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat(s).

### **Recommended Motion: (Sketch Plan)**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Davis Ranch Sketch Plan: (1) designate and provide to El Paso County a 25-foot regional trail easement along the north side of Judge Orr Road from the project's western boundary to the intersection of Judge Orr Road and Stapleton Drive/Curtis Road, in Parcel A, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Road Secondary Regional Trail; (2) show the regional trail easement on the forthcoming Preliminary Plan and Final Plat(s); (3) dedicate the regional trail easement to El Paso County prior to the recording of the Final Plat(s); (4) fees in lieu of land dedication for regional park purposes in the amount of \$46,460 will be required at time of the recording of the forthcoming Final Plat(s).*



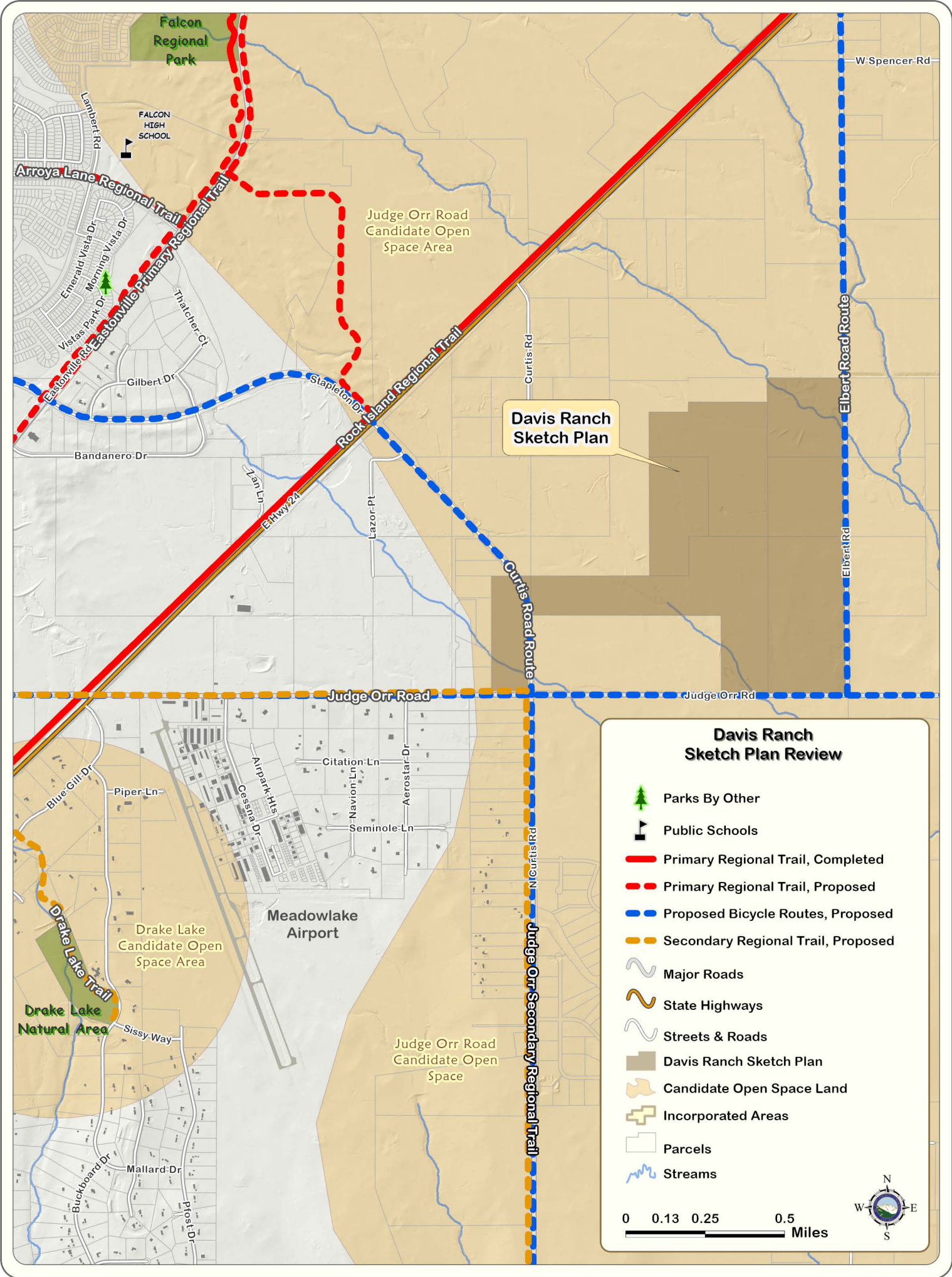
Please let me know if you have any questions or concerns.

Sincerely,

















Ross A. Williams  
Park Planner  
Parks Planning Division  
Parks and Community Services Department  
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Davis Ranch Sketch Plan

### Davis Ranch Sketch Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Davis Ranch Sketch Plan
-  Candidate Open Space Land
-  Incorporated Areas
-  Parcels
-  Streams

0 0.13 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

September 13, 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>	Davis Ranch Sketch Plan	<b>Application Type:</b>	Other
<b>PCD Reference #:</b>	SKP-23-002	<b>Total Acreage:</b>	398.91
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	92
Jane Davis Living Trust	William Guman & Associates, Ltd.	<b>Dwelling Units Per 2.5 Acres:</b>	0.58
Mick and Rick Davis	Bill Guman, PLA, ASLA, APA	<b>Regional Park Area:</b>	4
9060 Elbert Road	731 North Weber Street, Suite 10	<b>Urban Park Area:</b>	5
Peyton, CO 80831	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	A-35
		<b>Proposed Zoning Code:</b>	RR-2.5, 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**

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

**Regional Park Area: 4**  
  
0.0194 Acres x 92 Dwelling Units = 1.785  
**Total Regional Park Acres: 1.785**

**Urban Park Area: 5**  
Neighborhood: 0.00375 Acres x 92 Dwelling Units = 0.00  
Community: 0.00625 Acres x 92 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 4**  
  
\$505 / Dwelling Unit x 92 Dwelling Units = \$46,460  
**Total Regional Park Fees: \$46,460**

**Urban Park Area: 5**  
Neighborhood: \$119 / Dwelling Unit x 92 Dwelling Units = \$0  
Community: \$184 / Dwelling Unit x 92 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 condition when considering and/or approving the Davis Ranch Sketch Plan: (1) designate and provide to El Paso County a 25-foot regional trail easement along the north side of Judge Orr Road from the project's western boundary to the intersection of Judge Orr Road and Stapleton Drive/Curtis Road, in Parcel A, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Road Secondary Regional Trail; (2) show the regional trail easement on the forthcoming Preliminary Plan and Final Plat(s); (3) dedicate the regional trail easement to El Paso County prior to the recording of the Final Plat(s); (4) fees in lieu of land dedication for regional park purposes in the amount of \$46,460 will be required at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation: