



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 3, 2019

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

Subject: Winsome / McCune Ranch Preliminary Plan (SP-18-006)

Hello Nina,

The Planning Division of the Community Services Department has reviewed Winsome / McCune Ranch Preliminary Plan, Review #3, and has no additional comments of behalf of El Paso County Parks. This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on November 14, 2018:

"McCune Ranch is a 143 single-family residential lot development totaling 766.66 acres, with a minimum lot size of 2.5 acres. The property also contains one 7.9-acre commercial lot. The property is located northwest of the intersection of Hodgen Road and Meridian Road, and is located within the Black Forest Preservation Plan area. The applicant is concurrently seeking a rezone from RR-5 and A-35 to RR-5 and RR-2.5.

The 2013 El Paso County Parks Master Plan shows the proposed Hodgen Road and Meridian Road Bicycle Routes located immediately adjacent the southern and eastern boundaries of the property, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no trail easement requests are necessary in those locations; however, the applicant is advised that multi-model transportation options may be developed within the rights-of-way in the future. The Pineries Open Space is located 2 miles south of the property, while the existing and proposed sections of the Palmer Divide Regional Trail (Woodlake Trail) are located approximately 0.75 mile southeast of the property.

The Open Space Master Plan of the Parks Master Plan shows the Black Forest South Candidate Open Space encompassing the southern half of the project site. Natural resource values include montane ponderosa pine forests intermixed with permanent and intermittent wetlands and woodland prairie communities, serving as habitats for native, relict, and various rare plant species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment.

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The McCune Ranch Preliminary Plan includes 149-acres of open space, almost 20% of the property, which is proposed to preserve the floodplain and wetlands of the West Kiowa Creek, as well as providing recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping 8' breeze trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points. Early discussions indicated that the applicant was willing to dedicate the open space and trails to El Paso County Parks, however, acquisition of the property and construction of the trails were not identified as either a high priority open space acquisition or vital regional trail connection in the Parks Master Plan. Therefore, the open space and trails will be owned and maintained by the proposed Metropolitan District.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$61,490, due at time of the recording of the forthcoming final plat(s). Regional park fees will only be accessed on the 143 residential lots, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

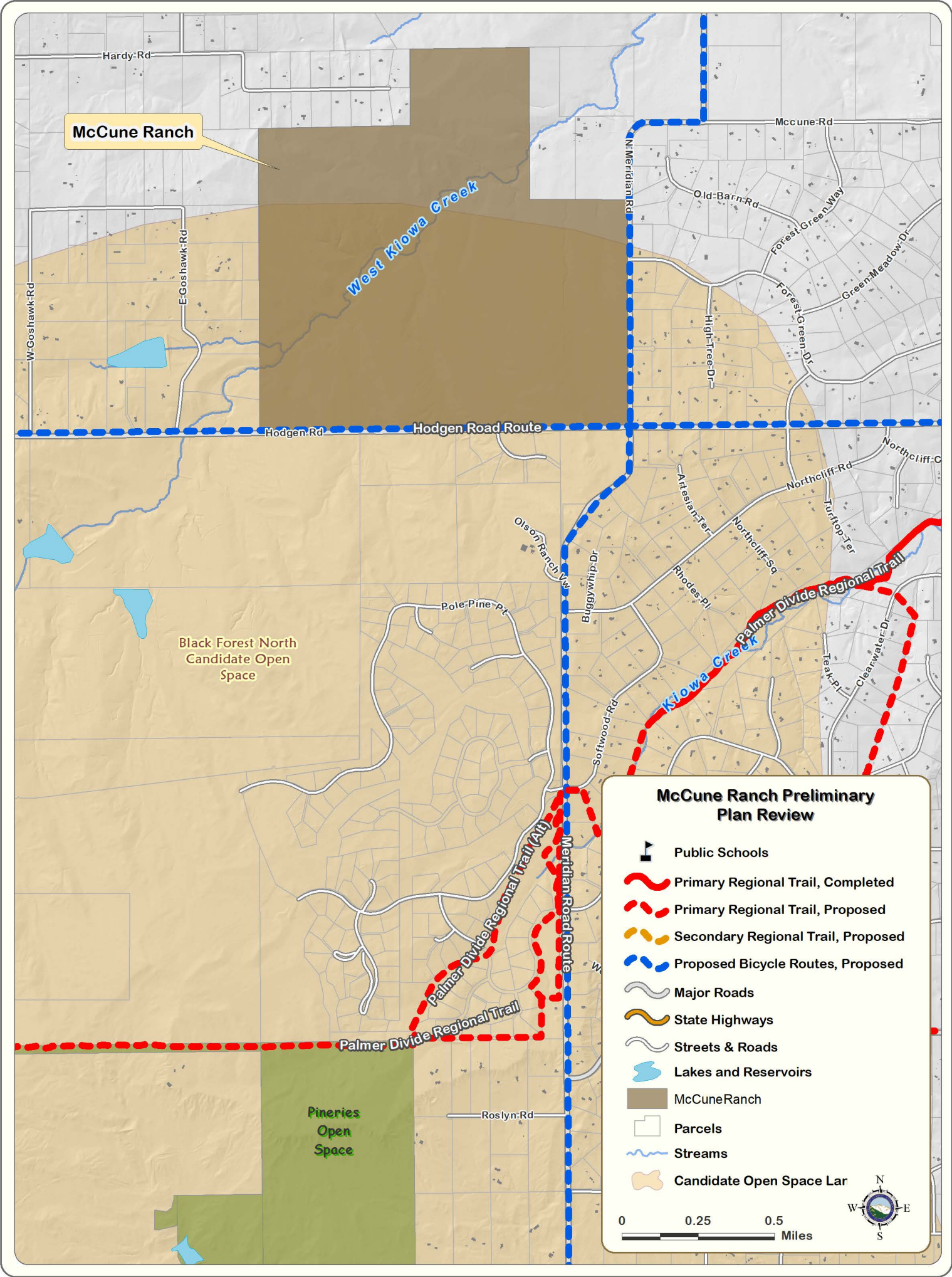
Recommended Motion (Preliminary Plan):

“Recommend to the Planning Commission and Board of County Commissioners that approval of the McCune Ranch Preliminary Plan and Rezone include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$61,490 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
Planning Division
Community Services Department
rosswilliams@elpasoco.com



McCune Ranch

Black Forest North
Candidate Open
Space

Pineries
Open
Space

McCune Ranch Preliminary Plan Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Lakes and Reservoirs
- McCune Ranch
- Parcels
- Streams
- Candidate Open Space Land

0 0.25 0.5 Miles

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 14, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	McCune Ranch Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-18-006	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	766.66
McCune Ranch, LLC	N.E.S. Inc.	Total # of Dwelling Units	143
Joe DesJardin	Andrea Barlow	Gross Density:	0.19
P.O. Box 36, Arrowhead Drive	619 North Cascade Avenue	Park Region:	2
Elbert, CO 80106	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **RR-5, A-35** Proposed Zoning: **RR-5, RR-2.5**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Urban Density: (2.5 units or greater / 1 acre)

Regional Parks: 2
0.0194 Acres x 143 Dwelling Units = 2.774 acres

Urban Parks Area:	3	
Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00 acres
Community:	0.00625 Acres x 0 Dwelling Units =	0.00 acres
Total:		0.00 acres

FEE REQUIREMENTS

Regional Parks: 2
\$430.00 / Unit x 143 Dwelling Units= \$61,490.00

Urban Parks Area:	3	
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units =	\$0.00
Community:	\$165.00 / Unit x 0 Dwelling Units =	\$0.00
Total:		\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the McCune Ranch Preliminary Plan and Rezone include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$61,490 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation: **Endorsed 11/14/2018**