



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

December 21, 2018

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

Subject: Flying Horse North Filing No. 1A Final Plat – Lot 35 Vacation and Replat (SF-18-042)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the Flying Horse North Filing No. 1A Final Plat / Lot 35 Vacation and Replat, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board January 9, 2018.

Flying Horse North Filing No. 1A Final Plat is a vacation and replat of Lot 35 into two individual residential lots on a total of 7.34 acres, with a minimum lot size of 3.446 acres. Lot 35 lies within the recently endorsed Flying Horse North Phase I Final Plat, which proposed 80 single-family residential lots on 532.3 acres, with a minimum lot size of 2.5 acres, and includes 15.7 acres of private open space, and a 207.5-acre 18-hole golf course. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. This project area is within the Black Forest Preservation Plan area.

While the 2013 El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the overall Flying Horse North Phase I Final Plat, Filing No. 1A does not impact the trail corridor, and therefore, staff will not request a trail easement in this filing, and will instead refer to the original Phase I Final Plat recommendations, endorsed by the Park Advisory Board on February 14, 2018:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Phase I Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown on and dedicated to the County via forthcoming final plat(s); and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,400.”

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Since regional park fees were recommended for all 80 lots in the Phase I Final Plat, and because no park land or trail easement dedication is necessary for Filing No. 1A, staff recommends regional park fees in the amount of \$430 for the additional one lot incurred by the replat of Lot 35.

Recommended Motion:













“Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Filing No. 1A Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$430.”

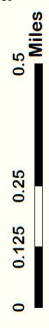
Please let me know if you have any questions or concerns.

Sincerely,

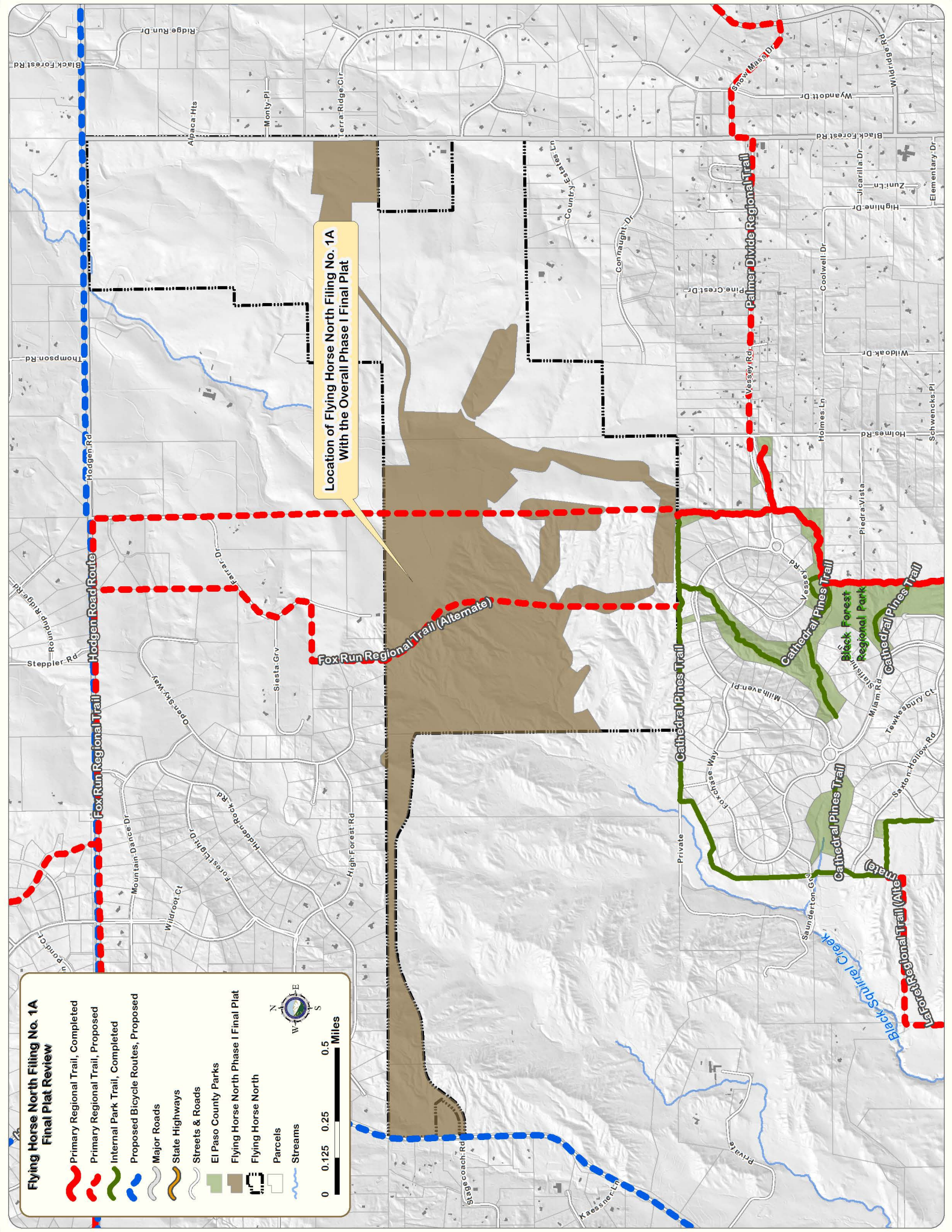
Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

**Flying Horse North Filing No. 1A
Final Plat Review**

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Flying Horse North Phase I Final Plat
-  Flying Horse North
-  Parcels
-  Streams



Location of Flying Horse North Filing No. 1A
With the Overall Phase I Final Plat



Development Application Permit Review



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

January 9, 2019

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:	Flying Horse North Filing No. 1A Final Plat (Vacation and Replat of Lot 35)	Application Type:	Final Plat
DSD Reference #:	SF-18-042	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	7.341
PRI 2, LLC	Classic Consulting Engineers & Surveyors	Total # of Dwelling Units	2
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	Gross Density:	0.27
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Park Region:	2
		Urban Area:	2

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

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.
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LAND REQUIREMENTS

Regional Parks: 2	Urban Density: <input type="checkbox"/> (2.5 units or greater / 1 acre)
0.0194 Acres x 2 Dwelling Units = 0.039 acres	Urban Parks Area: 2
	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	Urban Parks Area: 2
\$430.00 / Unit x 1 Dwelling Unit= \$430.00	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 Flying Horse North Filing No. 1A Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$430.**

Park Advisory Board Recommendation: