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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

November 21, 2023

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

Subject: Esteban Rodriguez Sketch Plan, Preliminary Comments (SKP-23-007)

Hello Ryan,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Esteban Rodriguez Sketch Plan 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 Park Advisory Board for their endorsement on December 13, 2023:

This is a request for endorsement by William Guman & Associates, Ltd., on behalf of Brent Houser Enterprises, LLC., for the Esteban Rodriguez Sketch Plan, consisting of up to 144 single-family rural residential lots on 493.21 acres. The site is located southeast of the intersection of Judge Orr Road and Elbert Road, and east of the Meadowlake Airport, and is located adjacent to similarly designed communities such as Saddlehorn Ranch and Davis Ranch. The property is currently zoned A-35 with planned rezoning to the rural residential classifications of RR-2.5 and RR-5, with smaller acreages of commercial land uses along Judge Orr Road.

The 2022 El Paso County Parks Master Plan shows no impacts to parks, trails, or open space. The proposed Judge Orr Road Bicycle Route is located immediately adjacent to the project area, bordering the northern boundaries of the Esteban Rodriguez project area. The proposed bicycle route will be located within the public right-of-way, so no trail easement request is necessary for that particular route. The applicant is advised that multi-modal transportation options may be developed within the right-of-way 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 66.68 acres of open space and 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 Esteban Rodriguez 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 Esteban Rodriguez 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 Esteban Rodriguez 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 the Esteban Rodriguez Subdivision, 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 66.68 acres, or 12.8%, open space. These open spaces include a 8.44-acre public park, trail corridors, wetland and floodplain areas, and stormwater detention facilities, in addition to the lower-impact benefits provided by offering large 2.5- and 5-acre rural residential lots.

As no park land or trail easement dedications are necessary for this application, staff recommends regional park fees in lieu of land dedication, as preliminarily calculated on the attached Development Application Permit Review Form. Park Fee amounts may vary as the applicant submits Preliminary Plans and Final Plats.

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 Esteban Rodriguez Sketch Plan: (1) fees in lieu of land dedication for regional park purposes in the amount of \$72,720 will be calculated prior to and required at time of the recording of the forthcoming Final Plat(s).

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

















Sincerely,



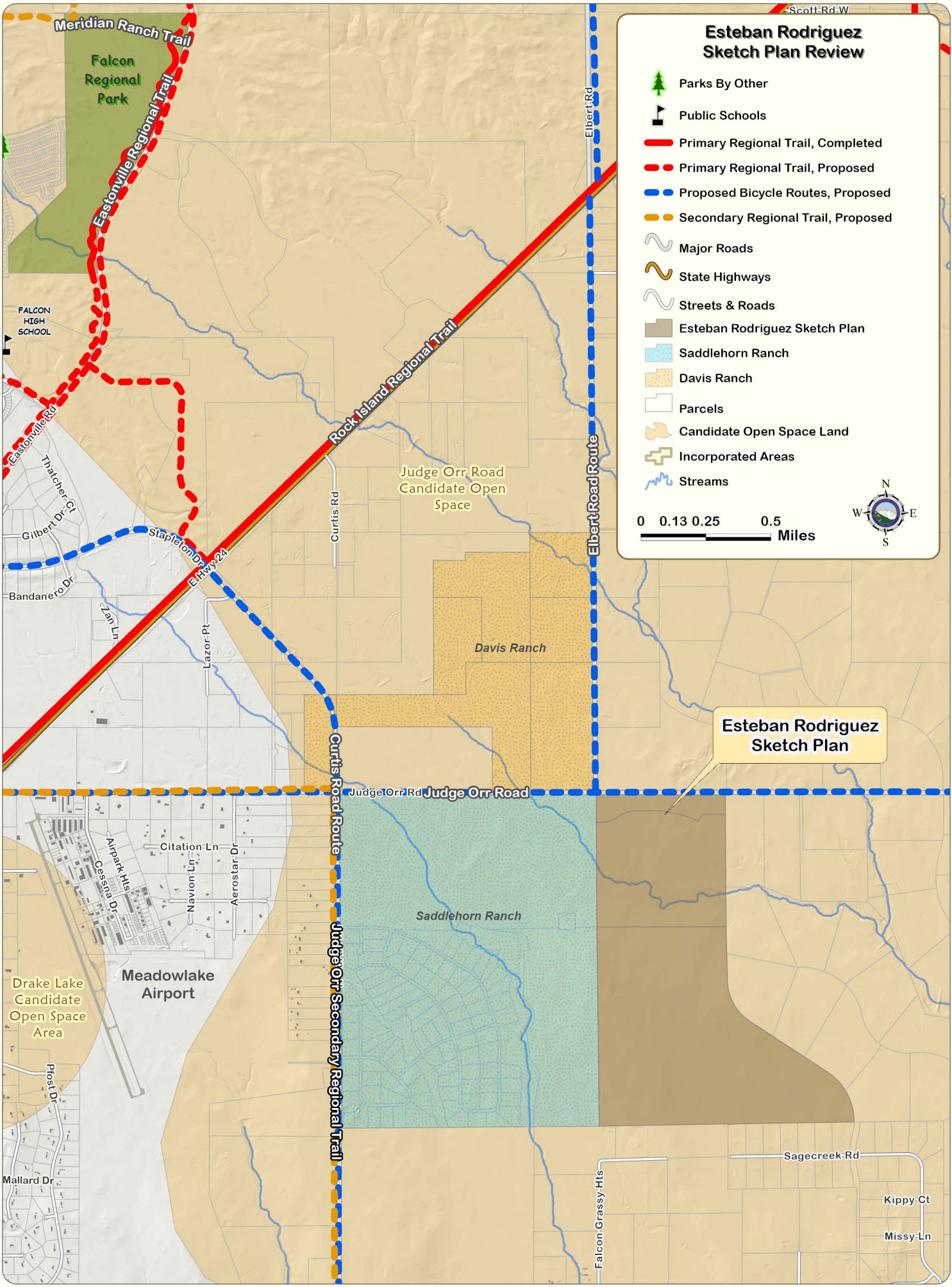
Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com



Esteban Rodriguez 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
-  Esteban Rodriguez Sketch Plan
-  Saddlehorn Ranch
-  Davis Ranch
-  Parcels
-  Candidate Open Space Land
-  Incorporated Areas
-  Streams

0 0.13 0.25 0.5 Miles



Esteban Rodriguez Sketch Plan

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT
 Park Operations - Recreation and Cultural Services
 Parks Planning - Environmental Services - CSU Extension Office

December 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.

Name:	Esteban Rodriguez Sketch Plan	Application Type: Other
PCD Reference #:	SKP-23-007	Total Acreage: 493.21
		Total # of Dwelling Units: 144
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 0.73
Brent Howser Enterprises, LLC	William Guman & Associates, Ltd.	Regional Park Area: 4
Esteban Rodriguez	Bill Guman, PLA, ASLA, APA	Urban Park Area: 3, 5
11890 Garrett Road	731 North Weber Street, Suite 10	Existing Zoning Code: A-35
Peyton, CO 80831-7685	Colorado Springs, CO 80903	Proposed Zoning Code: 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.
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LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 144 Dwelling Units = 2.794

Total Regional Park Acres: 2.794

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

Urban Park Area: 3, 5

Neighborhood:	0.00375 Acres x 144 Dwelling Units =	0.00
Community:	0.00625 Acres x 144 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$505 / Dwelling Unit x 144 Dwelling Units = \$72,720

Total Regional Park Fees: \$72,720

Urban Park Area: 3, 5

Neighborhood:	\$119 / Dwelling Unit x 144 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 144 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 Esteban Rodriguez Sketch Plan: (1) fees in lieu of land dedication for regional park purposes in the amount of \$72,720 will be calculated prior to and required at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation: