



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 20, 2024

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

Subject: Esteban Rodriguez Sketch Plan, 2nd Submittal (SKP-23-007)

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the 2nd submittal of the Esteban Rodriguez Sketch Plan and has the following additional comments on behalf of El Paso County Parks. Staff appreciates the inclusion of the community park and interconnected trail system with associated trail easements. As the east-west floodplain area is included as a publicly accessible open space area in the open space calculations, staff recommends that the applicant include a east-west trail along this drainage, thus providing for a stacked loop trail system and affording residents a shorter trail loop option in the north end of the development.

Staff also acknowledges the reduction of rural residential lots from 144 to 142. As such, a revised Development Application Review Form with updated regional park fees has been attached to these comments and recommendations. Furthermore, the original Park Advisory Board-endorsed Recommended Motion has been updated and is **highlighted** at the end of this letter.

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 **142** 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 **\$71,710** 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,



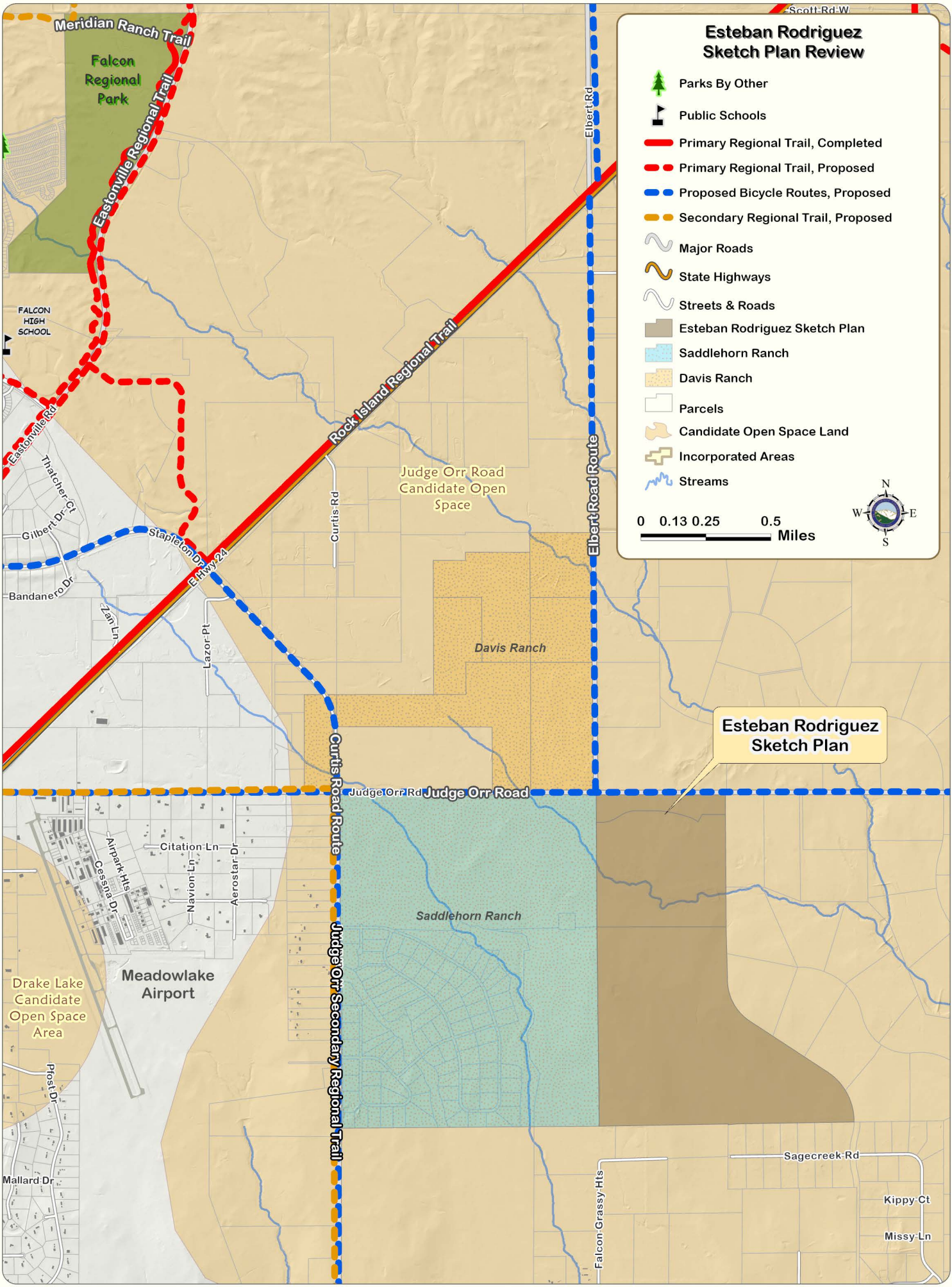
Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com



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

Meridian Ranch Trail

Falcon Regional Park

FALCON HIGH SCHOOL

Rock Island Regional Trail

Judge Orr Road Candidate Open Space

Davis Ranch

Saddlehorn Ranch

Meadowlake Airport

Drake Lake Candidate Open Space Area

Kippy Ct
Missy Ln

Mallard Dr

Post Dr

Arpark Hls
Cesaria Dr
Navion Ln
Aerostar Dr

Eastonville Rd

Thatcher Ct

Gilbert Dr

Bandanero Dr

Zain Ln

Stapleton Dr

Lazor Pt

Curtis Rd

Curtis Road Route

Judge Orr Secondary Regional Trail

Judge Orr Rd

Judge Orr Road

Elbert Rd

Elbert Road Route

Falcon Grassy Hls

Sagecreek Rd

Scott Rd W

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

May 20, 2024

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: 142
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 0.72
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.
LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): NO
Regional Park Area: 4	Urban Park Area: 3, 5
0.0194 Acres x 142 Dwelling Units = 2.755	Neighborhood: 0.00375 Acres x 142 Dwelling Units = 0.00
Total Regional Park Acres: 2.755	Community: 0.00625 Acres x 142 Dwelling Units = 0.00
	Total Urban Park Acres: 0.00
FEE REQUIREMENTS	
Regional Park Area: 4	Urban Park Area: 3, 5
\$505 / Dwelling Unit x 142 Dwelling Units = \$71,710	Neighborhood: \$119 / Dwelling Unit x 142 Dwelling Units = \$0
Total Regional Park Fees: \$71,710	Community: \$184 / Dwelling Unit x 142 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 \$71,710 will be calculated prior to and required at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation: **Park Advisory Board Endorsed 12/14/2023**