



EL PASO COUNTY

COLORADO

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

November 28, 2018

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

Subject: Eagle Rising Filing No. 1 Final Plat (SF-18-029)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the Eagle Rising Filing No. 1 Final Plat, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board December 12, 2018.

Eagle Rising Filing No. 1 Final Plat consists of eight (8) single-family residential lots on 35.71 acres, with a minimum lot size of 2.5 acres. The proposed lots are zoned RR-2.5. The property is located at the eastern terminus of Briargate Parkway, approximately one-half mile east of Black Forest Road, within the Black Forest Preservation Plan area.

In November of 2012, the Park Advisory Board endorsed the 17-lot Eagle Rising Preliminary Plan (SP-12-006) with the recommendation to require fees in lieu of land dedication for regional park purposes in the amount of \$4,488. Likewise, in September 2015, the Park Advisory Board endorsed the first application for Eagle Rising Filing No. 1 Final Plat (SF-15-011), with a recommendation to require fees in lieu of land dedication for regional park purposes in the amount of \$1,510. Due to the amount of time that has passed since the last endorsement in addition to a change in overall project acreage, this new application, SF-18-029, requires an updated calculation of regional park fees.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision, however an on-street bike lane is proposed for the future extension of Briargate Parkway, to the south of the subdivision. The improvement of this roadway extension is beyond the scope and requirements of this particular subdivision, and will not be developed at this time. Once this roadway extension is improved, consideration should be given to the bike lane and how it connects to existing trail and parkway improvements along this roadway, both within the County and the City of Colorado Springs.



The Open Space Master Plan of the Parks Master Plan shows the Black Forest South Candidate Open Space encompassing most 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. The applicant has included no-build areas within the existing 100-year floodway.

As no trail or park land dedications are necessary, staff recommends fees in lieu of land for regional park purposes in the amount of \$3,440, as shown on the attached Subdivision Review Form.

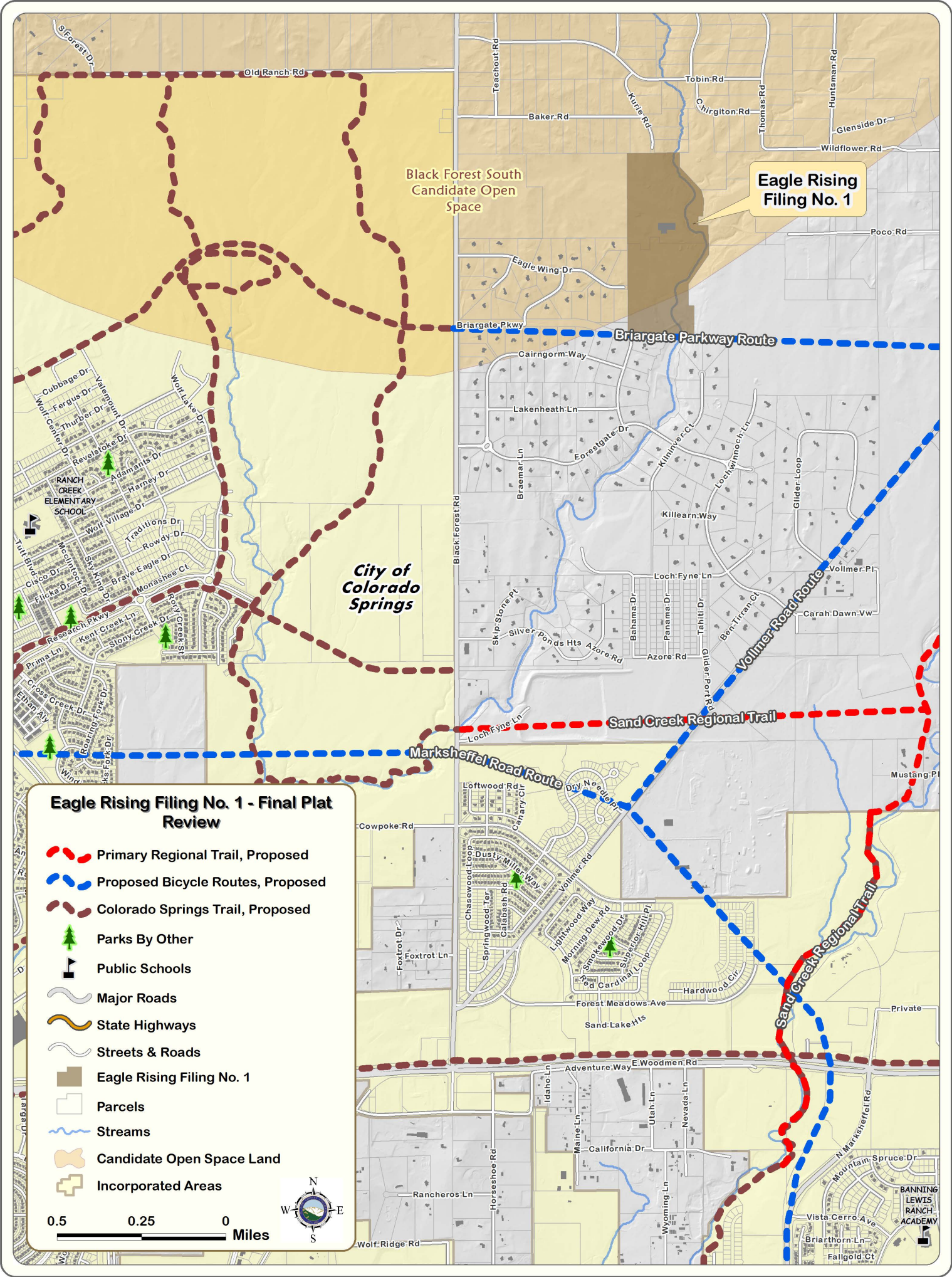
Recommended Motion:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Eagle Rising Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$3,440.”

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



Eagle Rising Filing No. 1

Black Forest South Candidate Open Space

City of Colorado Springs

Briargate Parkway Route














Volmer Road Route

Sand Creek Regional Trail

Marksheffel Road Route

Sand Creek Regional Trail

Eagle Rising Filing No. 1 - Final Plat Review

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Parks By Other
-  Public Schools
-  Major Roads
-  State Highways
-  Streets & Roads
-  Eagle Rising Filing No. 1
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5 0.25 0 Miles



BANNING LEWIS RANCH ACADEMY

Development Application Permit Review



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

December 12, 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:	Eagle Rising Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-029	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	35.71
CASAS Limited Partnership #4	MS Civil Consultants, Inc.	Total # of Dwelling Units	8
P.O. Box 2076	Virgil Sanchez	Gross Density:	0.22
Colorado Springs, CO 80901-2976	P.O. Box 1360	Park Region:	2
	Colorado Springs, CO 80901	Urban Area:	2

Existing Zoning Code: **RR-2.5** Proposed Zoning: **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: (1 unit / 2.5 acre or greater)

Regional Parks: 2
 0.0194 Acres x 8 Dwelling Units = 0.155 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
 \$430.00 / Unit x 8 Dwelling Units = \$3,440.00

Urban Parks Area:	2
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 the Board of County Commissioners that approval of the Eagle Rising Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$3,440.

Park Advisory Board Recommendation: