

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 3, 2021

John Green
Project Manager
El Paso County Planning & Community Development Department

Subject: 13580 Bridle Bit Road Re-Plat (VR-216)

John,

The Park Operations Division of the Community Services Department has reviewed the 13580 Bridle Bit Road Re-Plat and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board on May 12, 2021.

The subject property is made up of three parcels which will be known as Terra Benedetta Subdivision. The parcels are located off of Bridle Bit Road, north of Shoup Road and east of Highway 83. Black Forest Regional Park is located approximately one mile to the east.

This is a request by Douglas Barber Trust and Zonta Partnership to adjust the existing lot lines between Lot 10, Bridle Bit Ranch Sub. (13120 Bridle Bit Road) and two adjacent un-platted parcels: a 16.61 acre West lot at 13250 Bridle Bit Road and a 3.53 acre East lot at 13260 Bridle Bit Road. The re-plat will provide legal access to the un-platted parcels from Bridle Bit Road and bring each unplatted parcel into compliance with the minimum 5-acre lot size for the zone. The County has chosen to handle this as a re-plat of the three existing parcels into a new plat called Terra Benedetta Subdivision.

The El Paso County Parks Master Plan (2013) shows a master planned trail alignment bisecting the proposed subdivision. The proposed LaForet Regional Trail alignment runs along Shoup Road east and west, then heads north through Bridle Bit Ranch, where it bisects the proposed Terra Benedetta Subdivisions. The LaForet Regional Trail then continues north and east where it connects to Black Forest Regional Park.



County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the west and north side of the subdivision. Since this easement is not shown the re-plat drawings, Staff asks the easement be shown on the Final Plat Drawing. Required El Paso County Park fees will be required for two residential lots because fees were previously paid for Lot 10 as part of the original Bridle Bid Subdivision.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Oak Ridge Estates Filing No. 2 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$920 (2) Provide to El Paso County a 25-foot trail easement along the west and north side of the subdivision that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County with the recording of the Final Plat.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

May 12, 2021

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:	13580 Bridle Bit Road	Application Type:	Re-Plat
PCD Reference #:	VR-216	Total Acreage:	25.42
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.20
Douglas H Barber Trust	Douglas H Barber Trust	Regional Park Area:	2
Douglas Barber	Douglas Barber	Urban Park Area:	2
7075 Campus Dr. Suite 200	7075 Campus Dr. Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80920	Colorado Springs, CO 80920	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

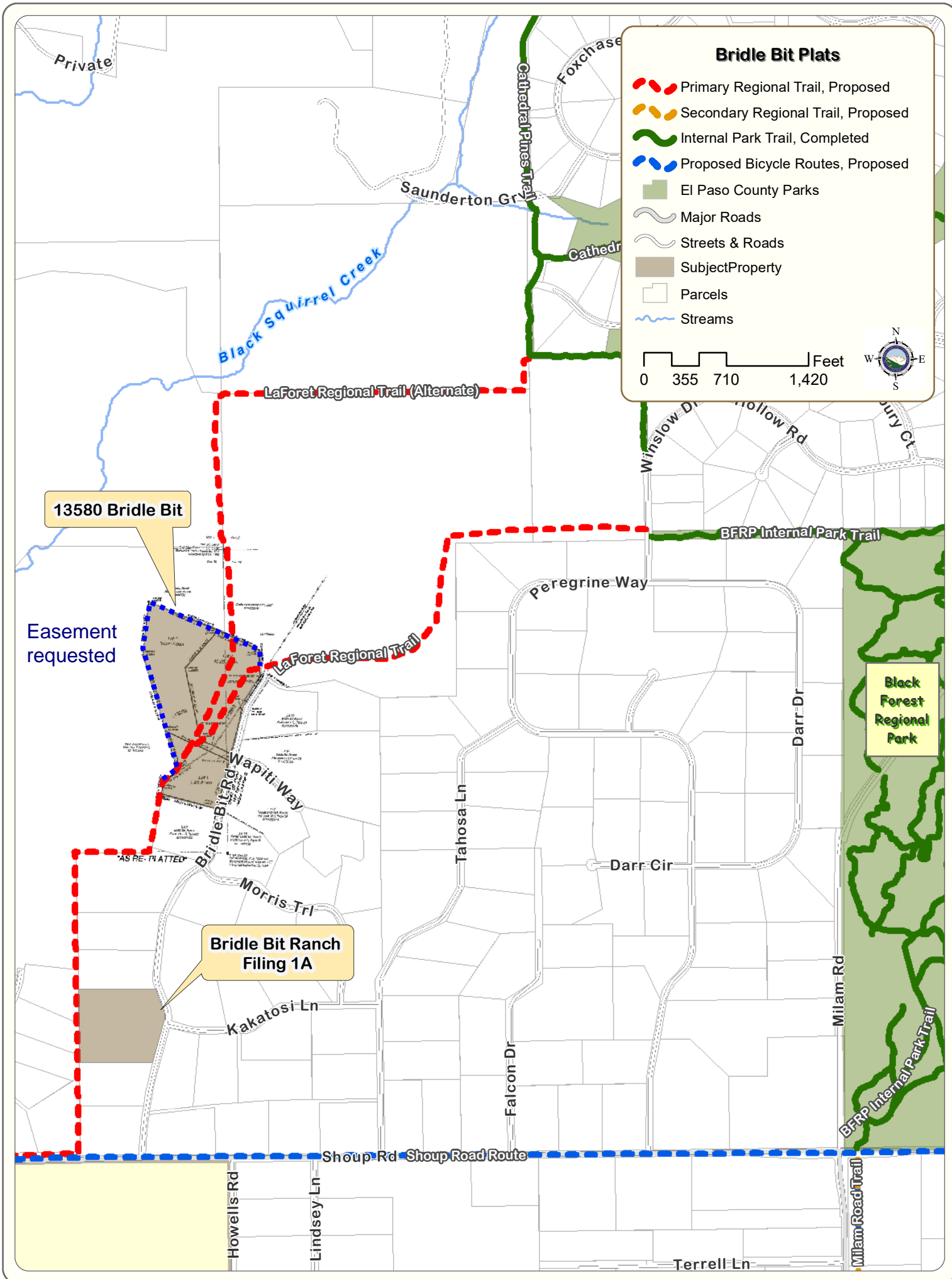
Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code 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		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 2 Dwelling Units = 0.039		Neighborhood:	0.00375 Acres x 2 Dwelling Units =	0.00
Total Regional Park Acres: 0.039		Community:	0.00625 Acres x 2 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:		\$114 / Dwelling Unit x 2 Dwelling Units = \$0
\$460 / Dwelling Unit x 2 Dwelling Units = \$920		Community:		\$176 / Dwelling Unit x 2 Dwelling Units = \$0
Total Regional Park Fees: \$920		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 conditions when considering and/or approving the Oak Ridge Estates Filing No. 2 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$920 (2) Provide to El Paso County a 25-foot trail easement along the west and north side of the subdivision that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County with the recording of the Final Plat

Park Advisory Board Recommendation:



13580 Bridle Bit Road Re-Plat

-  Primary Regional Trail, Proposed
-  Streets & Roads
-  Subject Property
-  Parcels
-  Streams

0 125 250 500 Feet



Subject Properties

Easement requested

"AS RE- PLATTED"

