



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

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

Subject: Redtail Ranch Preliminary Plan and Filing No. 1 Final Plat, Review #2 (SP-18-004, SF-18-021)

Hello Kari,

The Planning Division of the Community Services Department has reviewed Redtail Ranch Preliminary Plan and Final Plat, Review #2, and has no additional comments of behalf of El Paso County Parks. Staff acknowledges the dedication of the 10-foot wide trail easement along the northern boundary of Lot 1 for the establishment of a local trail connection by the Black Forest Trails Association. The following comments and recommendations were presented to and endorsed by the Park Advisory Board on September 12, 2018:

“Redtail Ranch is a 12 residential lot subdivision totaling 67.9 acres, with a minimum lot size of 5 acres, located northwest of the intersection of Vollmer Road and Shoup Road. The property is currently zoned RR-5 and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Shoup Road and Vollmer Road Bicycle Routes are located approximately immediately adjacent and 0.25 mile south of the property, respectively while the proposed Pipeline Secondary Regional Trail is located approximately 0.25 mile to the west. The proposed Palmer Divide Primary Regional Trail is located approximately 0.10 mile to the east, within the Pineries Open Space, while the existing Black Forest Section 16 Trail is located approximately 0.25 mile south of the property.

The Open Space Master Plan of the Parks Master Plan shows the Black Forest South Candidate Open Space encompassing 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.

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The Black Forest Trails Association is seeking numerous local trail connections both within and in the vicinity of Redtail Ranch. These trails would ultimately connect Black Forest residents with Black Forest Section 16 to the south, and Pineries Open Space to the east. Staff strongly recommends that the developer work closely with the Black Forest Trails Association to locate trail alignments and establish trail connections within the project area.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$5,160 as shown on the attached Subdivision Review Form.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Redtail Ranch Preliminary Plan include the following conditions: (1) work with the Black Forest Trails Association to locate trail alignments and establish local trail connections in the project area, and (2) fees in lieu of land dedication for regional park purposes in the amount of \$5,160 will be required at time of the recording of the forthcoming final plat.

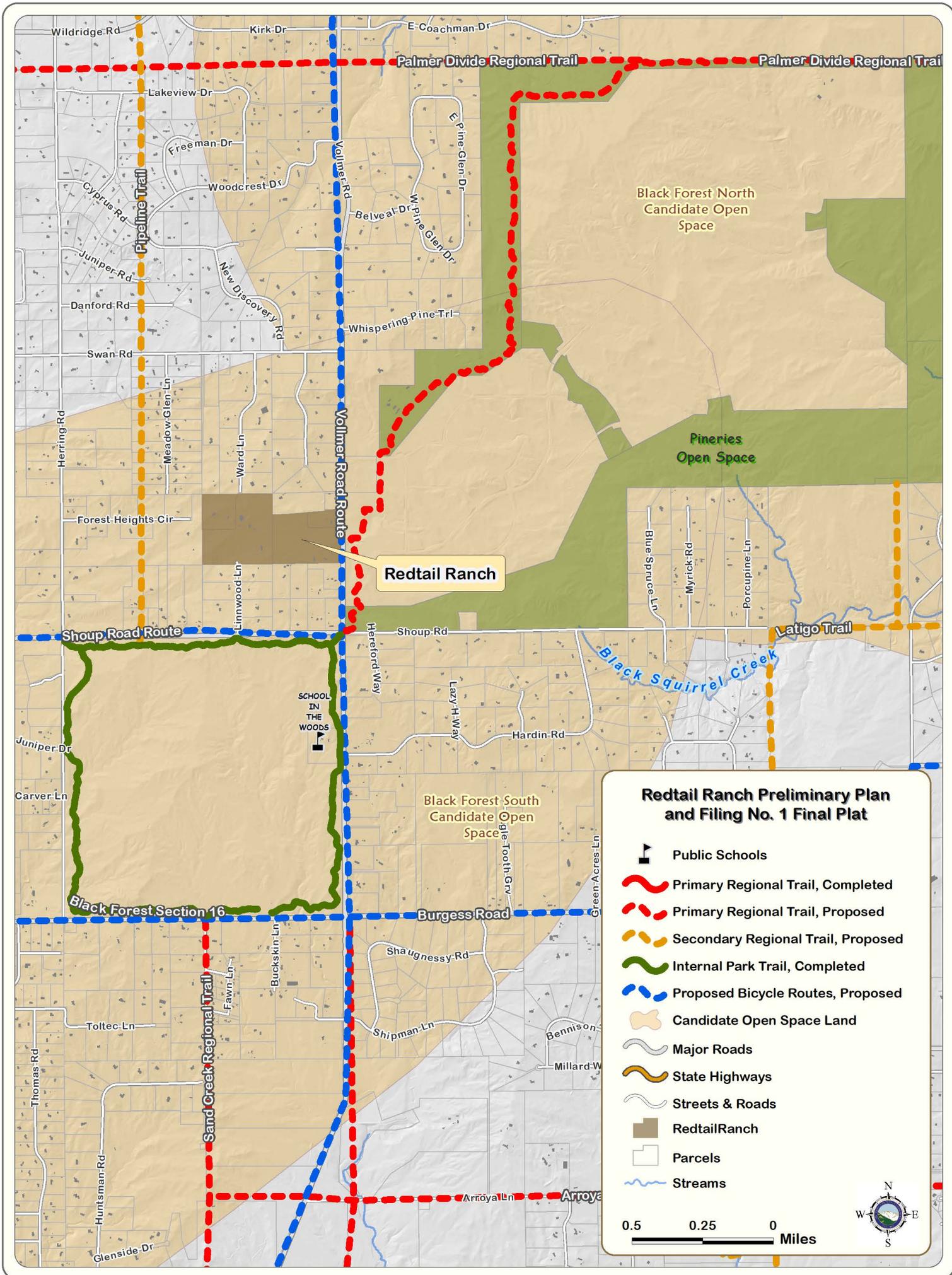
Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Redtail Ranch Final Plat include the following conditions: (1) work with the Black Forest Trails Association to locate trail alignments and establish local trail connections in the project area, and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$5,160."

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



Redtail Ranch

Redtail Ranch Preliminary Plan and Filing No. 1 Final Plat

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Candidate Open Space Land
-  Major Roads
-  State Highways
-  Streets & Roads
-  Redtail Ranch
-  Parcels
-  Streams

0.5 0.25 0 Miles



Development Application Permit Review



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

September 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:	Redtail Ranch Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-18-004	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	67.9
Michael Ludwig	N.E.S., Inc.	Total # of Dwelling Units	12
4255 Arrowhead Drive	619 North Cascade Avenue, Suite 200	Gross Density:	0.18
Colorado Springs, CO 80908	Colorado Springs, CO 80903	Park Region:	2
		Urban Area:	2

Existing Zoning Code: **RR-5** Proposed Zoning: **RR-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.
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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 12 Dwelling Units = 0.232 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 12 Dwelling Units= \$5,160.00	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 Redtail Ranch Final Plat include the following conditions: (1) work with the Black Forest Trails Association to locate trail alignments and establish local trail connections in the project area, and (2) fees in lieu of land dedication for regional park purposes in the amount of \$5,160 will be required at time of the recording of the forthcoming final plat.**

Park Advisory Board Recommendation: **Endorsed 09/12/2018**

Development Application Permit Review



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

September 12, 2018

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Michael Ludwig	N.E.S., Inc.	Total # of Dwelling Units	12
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LAND REQUIREMENTS

Urban Density: (2.5 units or greater / 1 acre)

Regional Parks: 2
0.0194 Acres x 12 Dwelling Units = 0.232 acres

Urban Parks Area:	2	
Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00 acres
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Park Advisory Board Recommendation: **Endorsed 09/12/2018**