



COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE -CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 7, 2023

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

Subject: Flying Horse North Filing No. 3 Final Plat (SF-23-026)

Hello Ryan,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Flying Horse North Filing No. 3 Final Plat and is submitting following comments and recommendations 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 HR Green Development, LLC., on behalf of PRI #2, LLC., for approval of the Flying Horse North Filing No. 3 Final Plat. This filing was included in the Flying Horse North Preliminary Plan, endorsed in January 2018, then included as part of the 2022 submittal of the Flying Horse North Sketch Plan, which was endorsed by the Park Advisory Board in June 2022. Filing No. 3 Final Plat includes 50 rural residential, non-urban density, single-family lots over 166.4 acres, with a minimum lot size of 2.5 acres. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The aforementioned Preliminary Plan and Sketch Plan showed impacts to the Fox Run Primary Regional Trail, which traverses generally north-south through the eastern portion of the Flying Horse development, but this particular filing is located to the west and north of the trail alignment.

While Filing No. 3 Final Plat does not include open space beyond 4-acre Tract A, the 2018 Flying Horse North Preliminary Plan and 2022 Sketch Plan both proposed a dedication of open space that exceeded the 10% minimum requirement by providing over 200 acres, or approximately 22% of the site, as open space. These included a fitness center adjacent a large community park, numerous neighborhood parks, no-build zones along local drainageways, approximately 2.8 miles of the proposed Fox Run Regional Trail, and approximately 4.5 miles of interconnected neighborhood trails.

As no park land or trail easement dedications are necessary for this particular filing, staff recommends regional park fees in lieu of land dedication.

Recommended Motion (Filing No. 3 Final Plat):

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 Flying Horse North Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$25,250 to be paid at time of the recording of the Final Plat.

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

Sincerely,

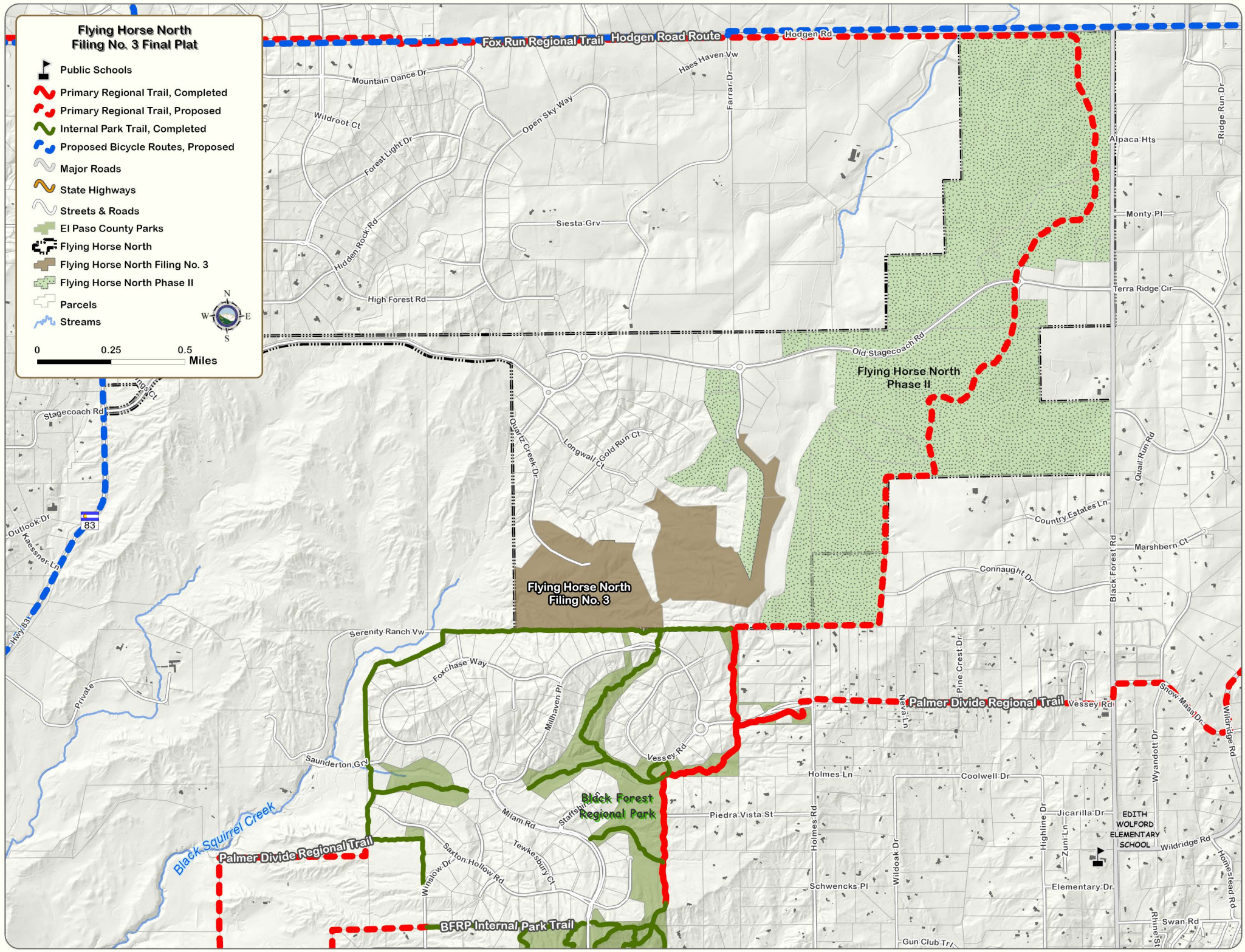
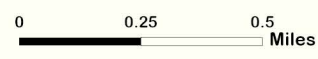


Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com



**Flying Horse North
Filing No. 3 Final Plat**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Flying Horse North
-  Flying Horse North Filing No. 3
-  Flying Horse North Phase II
-  Parcels
-  Streams



Fox Run Regional Trail Hodgen Road Route Hodgen Rd

Flying Horse North Phase II

Flying Horse North Filing No. 3

Black Forest Regional Park

Palmer Divide Regional Trail

Palmer Divide Regional Trail

BFRP Internal Park Trail

EDITH WOLFORD ELEMENTARY SCHOOL

**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:	Flying Horse North Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-23-026	Total Acreage:	166.40
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	50
PRI #2, LLC.	HR Green Development, LLC.	Dwelling Units Per 2.5 Acres:	0.75
Drew Balsick	Phil Stuepfert	Regional Park Area:	2
6385 Corporate Drive, Suite 200	1975 Research Parkway, Suite 230	Urban Park Area:	2
Colorado Springs, CO 80919	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

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

Regional Park Area: 2

0.0194 Acres x 50 Dwelling Units = 0.970

Total Regional Park Acres: 0.970

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 50 Dwelling Units = 0.00

Community: 0.00625 Acres x 50 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 50 Dwelling Units = \$25,250

Total Regional Park Fees: \$25,250

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 50 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 50 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 Flying Horse North Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$25,250 to be paid at time of the recording of the Final Plat.

Park Advisory Board Recommendation: