



**EL PASO COUNTY**

**COLORADO**

**COMMISSIONERS:**  
**MARK WALLER (CHAIR)**  
**LONGINOS GONZALEZ, JR. (VICE CHAIR)**

**STAN VANDERWERF**  
**HOLLY WILLIAMS**  
**CAMI BREMER**

## **COMMUNITY SERVICES DEPARTMENT**

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

December 2, 2020

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

**Subject: Forest Lakes Filing No. 6 Final Plat, Preliminary Comments (SF-20-027)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Forest Lakes Filing No. 6 Final Plat development application and has the following comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on December 9, 2020:

This is a request by Classic Consulting Engineers & Surveyors, LLC, on behalf of FLRD #2, LLC, for approval of the Forest Lakes Filing No. 6 Final Plat, which consists of 68 single-family residential lots on approximately 80.88 acres. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake. Filing No. 6 is a part of Forest Lakes Phase II PUD Preliminary Plan, which was endorsed by the Park Advisory Board in February 2018 and approved by the Board of County Commissioners in April 2019.

Although the applicant's Letter of Intent states "*The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity,*" the El Paso County Parks Master Plan (2013) shows both the overall Forest Lakes development and Filing No. 6 impacting the proposed Forest Lakes Secondary Regional Trail, which has connections to the existing New Santa Fe Regional Trail and the proposed Baptist Road Bicycle Route, both located to the east of the project site. When completed, the Forest Lakes Trail will ultimately connect the New Santa Fe Regional Trail to Pike National Forest lands immediately west of the project site. Approximately 6,500 feet of the Forest Lakes Regional Trail are located within Filing No. 6.

Furthermore, the Open Space Master Plan of the Parks Master Plan shows both the Foothills and Forest Lakes Candidate Open Spaces encompassing the project site. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (PMJM, a federally threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats. The U.S. Fish and Wildlife Service has issued a clearance letter to the developer allowing for the formation of residential lots outside of the 300-foot PMJM habitat zone.

200 S. CASCADE AVENUE, SUITE 100  
OFFICE: (719) 520-7276  
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397

The Forest Lakes Phase II PUD Preliminary Plan contains 201 acres of open space, far exceeding the 10% PUD open space requirement. Filing No. 6 contains 30.65 acres of open space, comprising 38% of the filing. Tracts A and B contain the Forest Lakes Regional Trail, as well as internal trails with amenities such as benches and dog waste stations that provide residents access to the regional trail, as well as enhanced recreational opportunities.

In November 2001, the Forest Lakes Phase I PUD Development Plan and Preliminary Plan was approved with the Park Advisory Board-endorsed motion to direct El Paso County Parks staff to *“work with the developer on public-use trail easement, trail construction, and fencing to offset park fees.”* Furthermore, in 2003, the Forest Lakes Filing No. 1 Final Plat was approved with the PAB-endorsed motion to *“accept approximately three miles of regional trail to be constructed by the developer in lieu of regional park fees.”*

Recent discussions between El Paso County Parks and the developer have indicated their desire to temporarily terminate the Forest Lakes Regional Trail at the intersection with an internal trail leading south to Mesa Top Road. The remaining 1,200' of trail would not be constructed until such time that an agreement had been reached with the U.S. Forest Service for the continuation of the trail into the adjacent Pike National Forest, where it would connect with an existing trail in the Mount Herman vicinity. This temporary arrangement would help prevent unauthorized access to the National Forest from Forest Lakes until such time that the remaining regional trail connection could be completed by the developer per previous agreement.

In January 2019, El Paso County Parks and the developer agreed to the construction of an emergency access road adjacent the Forest Lakes Regional Trail to allow for unimpeded access of Mesa Top Road in the case of a bridge washout where North Beaver Creek crosses Mesa Top Road. The emergency access road will be physically separated from the regional trail through the use of boulders, landscaping, and possible post and dowel fencing where necessary. The access road will be locked on either end, preventing unauthorized motorized access on both the emergency road and adjacent regional trail. Fire departments will be able to unlock the gates using standardized locks and lock boxes.

Classic Homes and their representative, N.E.S., Inc, have recently indicated their desire to enter into a Park Lands Agreement for the credit of urban park fees in exchange for the construction of the aforementioned internal crusher fines trails and trail amenities, to include benches, dog waste stations, signage, and landscaping. Staff will review the PLA application, determine if it meets the necessary qualifications, and present the application for Park Advisory Board for endorsement.

The BoCC-approved Forest Lakes Phase II PUD Preliminary Plan shows in detail the Forest Lakes Secondary Regional Trail, as well as the internal trail network and emergency access road. However, the Forest Lakes Filing No. 6 Final Plat does not show the 25-foot trail easement through the project site, and the Final Plat notes do not reference the dedication of the trail easement to El Paso County. As such, staff recommends that the applicant include the easement alignment in the Final Plat drawings and include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement through Forest Lakes Filing No. 6, within Tracts A and B, that allows for public access of the Forest Lakes Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat.

County Parks acknowledges the waiver of regional park fees as outlined in the PAB-endorsed recommended motions for 2001 Forest Lakes Phase I PUD Preliminary Plan as well as the 2003 Forest Lakes Filing No. 1 Final Plat for the developer's construction of the Forest Lakes Secondary Regional Trail. Furthermore, staff recommends urban park fees in lieu of land dedication for urban park purposes. As previously noted, the developer has indicated their intention to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement by the Park Advisory Board, prior to the recording of the Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to \$20,060.

**Recommended Motion (Filing No. 6 Final Plat):**

*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 Forest Lakes Filing No. 6 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Forest Lakes Filing No. 6 Final Plat, within Tracts A and B, that allows for public access of the Forest Lakes Secondary Regional Trail, and dedicate the easement to El Paso County within the Final Plat General Notes prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Forest Lakes Phase I PUD Preliminary Plan and Filing No. 1 Final Plat recommended and endorsed motions; (3) the section of the Forest Lakes Secondary Regional Trail located within Filing No. 6 shall be constructed within two years of the recording of the Final Plat; (4) trail plans shall be submitted to and approved by County Parks prior to construction; (5) the trail shall be constructed to Tier 1 standards for a regional trail; (6) the trail shall be maintained by the Forest Lakes Metropolitan District when contained within developer-owned tracts, while El Paso County agrees to maintain the Regional Trail when contained within dedicated roadway rights-of-way; (7) require fees in lieu of land dedication for urban park purposes in the amount of \$20,060. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.*
















Please feel free to contact me should you have any questions or concerns.

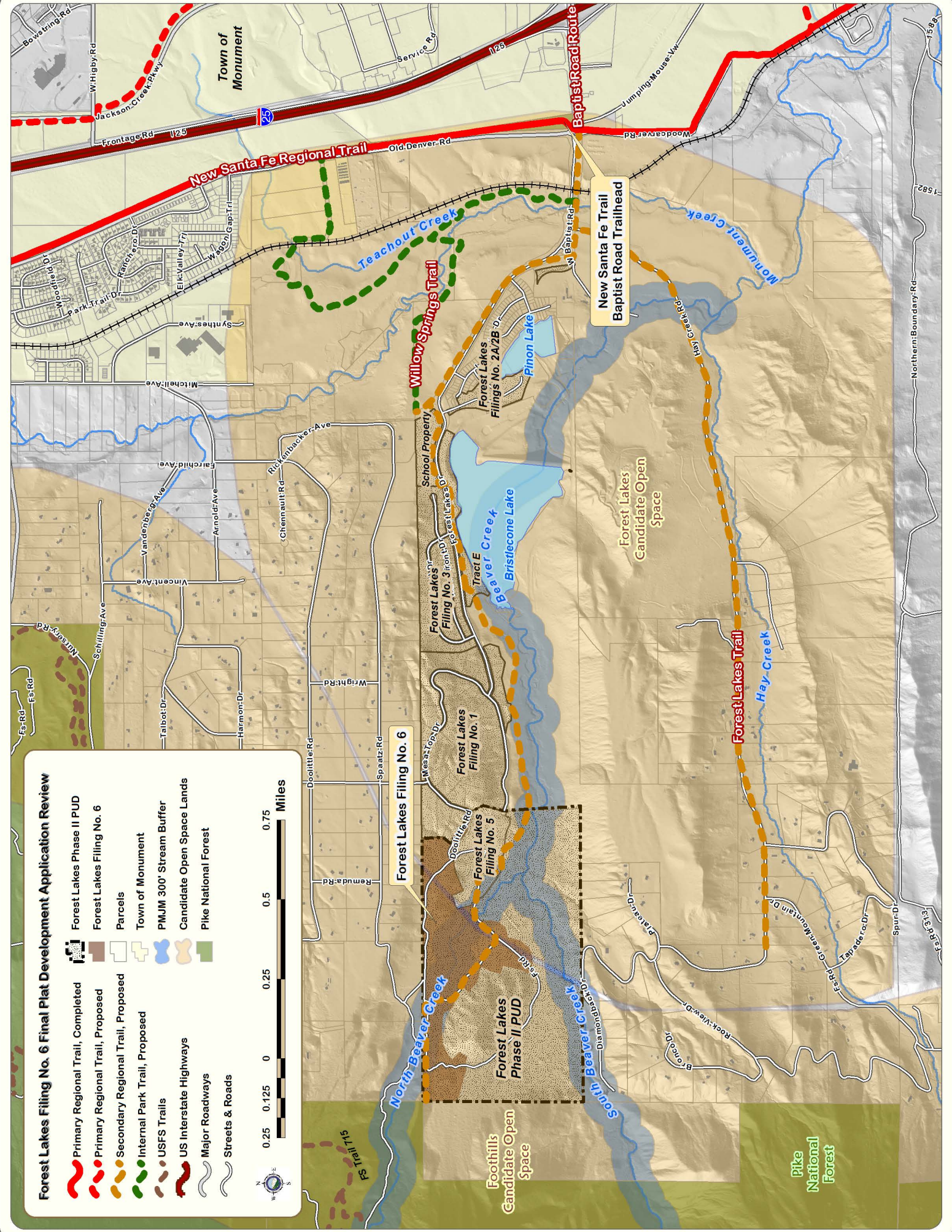
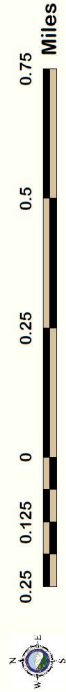
Sincerely,



Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

### Forest Lakes Filing No. 6 Final Plat Development Application Review

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Proposed
-  USFS Trails
-  US Interstate Highways
-  Major Roadways
-  Streets & Roads
-  Forest Lakes Phase II PUD
-  Forest Lakes Filing No. 6
-  Parcels
-  Town of Monument
-  PMJM 300' Stream Buffer
-  Candidate Open Space Lands
-  Pike National Forest



# Development Application Permit Review



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

December 9, 2020

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.

<b>Name:</b>	Forest Lakes Filing No. 6 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-20-027	<b>Total Acreage:</b>	80.88
		<b>Total # of Dwelling Units:</b>	68
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	2.10
FLRD #2, LLC	Classic Consulting Engineers & Surveyors	<b>Regional Park Area:</b>	1
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	<b>Urban Park Area:</b>	1
Colorado Springs, CO 80919	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	PUD
		<b>Proposed Zoning Code:</b>	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: 1**

0.0194 Acres x 68 Dwelling Units = 1.319  
**Total Regional Park Acres: 1.319**

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 1**

Neighborhood: 0.00375 Acres x 68 Dwelling Units = 0.26  
 Community: 0.00625 Acres x 68 Dwelling Units = 0.43  
**Total Urban Park Acres: 0.68**

**FEE REQUIREMENTS**

**Regional Park Area: 1**

\$467 / Dwelling Unit x 68 Dwelling Units = \$31,756  
**Total Regional Park Fees: \$31,756**

**Urban Park Area: 1**

Neighborhood: \$116 / Dwelling Unit x 68 Dwelling Units = \$7,888  
 Community: \$179 / Dwelling Unit x 68 Dwelling Units = \$12,172  
**Total Urban Park Fees: \$20,060**

**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 Forest Lakes Filing No. 6 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Forest Lakes Filing No. 6 Final Plat, within Tracts A and B, that allows for public access of the Forest Lakes Secondary Regional Trail, and dedicate the easement to El Paso County within the Final Plat General Notes prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Forest Lakes Phase I PUD Preliminary Plan and Filing No. 1 Final Plat recommended and endorsed motions; (3) the section of the Forest Lakes Secondary Regional Trail located within Filing No. 6 shall be constructed within two years of the recording of the Final Plat; (4) trail plans shall be submitted to and approved by County Parks prior to construction; (5) the trail shall be constructed to Tier 1 standards for a regional trail; (6) the trail shall be maintained by the Forest Lakes Metropolitan District when contained within developer-owned tracts, while El Paso County agrees to maintain the Regional Trail when contained within dedicated roadway rights-of-way; (7) require fees in lieu of land dedication for urban park purposes in the amount of \$20,060. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

**Park Advisory Board Recommendation:**