

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 2, 2021

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

**Subject: Koinonia Ranch Preliminary Plan and Filing No. 1 Final Plat – (SP-214) & (SF-2135)**

Ryan,

The Park Operations Division of the Community Services Department has reviewed the Koinonia Ranch Preliminary Plan and Filing No. 1. Final Plat development application 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 for endorsement on November 10, 2021:

This is a request by MVE, Inc. on behalf of Koinonia Ranch LLC for preliminary plan and final plat approval of Koinonia Ranch. The subject property totals 39.09 acres and will include 6 residential lots of no less than 5 acres, and one 1.8 acre open space tract. The site is located on the north side of Old Ranch Road ½ mile west of Black Forest Road. The property is zoned RR-5.

The project is located in the Black Forest South Candidate Open Space area. It is approximately 2 miles south west of the Black Forest Section 16 Trail. The El Paso County Parks Master Plan (2013) does not show any regional trail or bicycle route being impacted by this development. The closet is a proposed bicycle route ½ mile north of the proposed development. The City of Colorado Springs shows the proposed Norwood Trail immediately adjacent the south end of the subject property. However, this trail is shown running along the south side of Old Ranch Road, therefore this development would not impact the City planned trail.

Since there are no impacts to County or City planned trails, staff recommends fees in lieu of land for regional park purposes in the amount of \$2,760. Again, this application is scheduled for El Paso County Park Advisory Board consideration on November 10th and its recommendation will be provided after the meeting.



**Recommended Motion (Preliminary Plan):**

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 Koinonia Ranch Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,760.

**Recommended Motion (Filing No. 1 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 Koinonia Ranch Filing No. 1. Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,760.

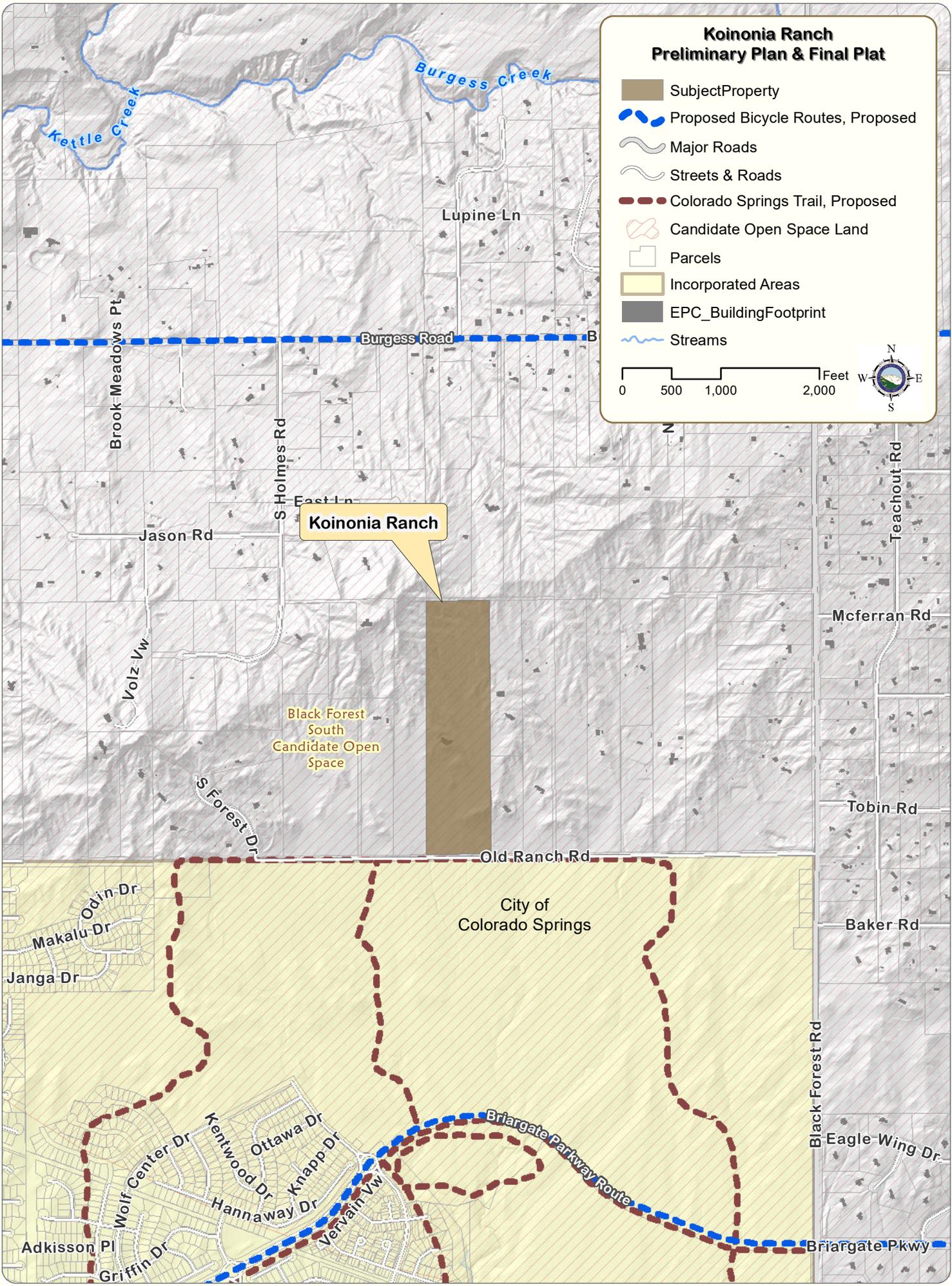
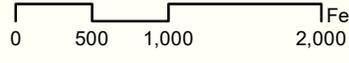
Please feel free to contact me should you have any questions or concerns.

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

# Koinonia Ranch Preliminary Plan & Final Plat

-  SubjectProperty
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Colorado Springs Trail, Proposed
-  Candidate Open Space Land
-  Parcels
-  Incorporated Areas
-  EPC\_BuildingFootprint
-  Streams



**Koinonia Ranch**

Black Forest  
South  
Candidate Open  
Space

City of  
Colorado Springs