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

June 13, 2019

Ms. Nina Ruiz  
Project Manager  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Saddlehorn Ranch Metropolitan District No. 1 – 3; A C.R.S. Title 32 Special District Service Plan Proposal (ID-19-04)**

Dear Nina,

The Community Services Department has reviewed the Title 32 Saddlehorn Ranch Metropolitan District Service Plan application and has the following comments on behalf of El Paso County Parks.

The Saddlehorn Ranch subdivision is an 824-acre master planned community located southwest of the intersection of Elbert Road and Judge Orr Road, east of the Falcon area. The applicant seeks to form three districts to serve the master planned community. District 1 will serve as the control district, and manager of public improvements acquisition, installation/construction, and operation and maintenance. Districts 2 and 3 will serve as the financing and tax districts to support the public improvements necessary to serve the Project.

The Saddlehorn Ranch Metro Districts' Service Plan indicates the Metro Districts shall have powers to assess fees to design, build and maintain infrastructure including water lines, waste water lines, roads, traffic controls, storm drainage, park, open space and recreational amenities, mosquito control and drainage facilities. The proposed Service Plan also provides for ongoing services such as grounds maintenance, covenant enforcement and design reviews.

The 2013 El Paso County Parks Master Plan identifies two proposed bicycles routes adjacent to the project area. Specifically the Judge Orr Road Route along the northern boundary, and Curtis Road Route along the western boundary. Dedicated public right-of-way exists in these locations; however, the applicant is advised that multi-modal transportation options may be developed within rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows the project is within the Judge Orr Candidate Open Space. Natural resource values include globally imperiled tallgrass and wetland plant communities. Staff suggests the Metro District manage the open space and landscape tracts accordingly to preserve these plant communities.

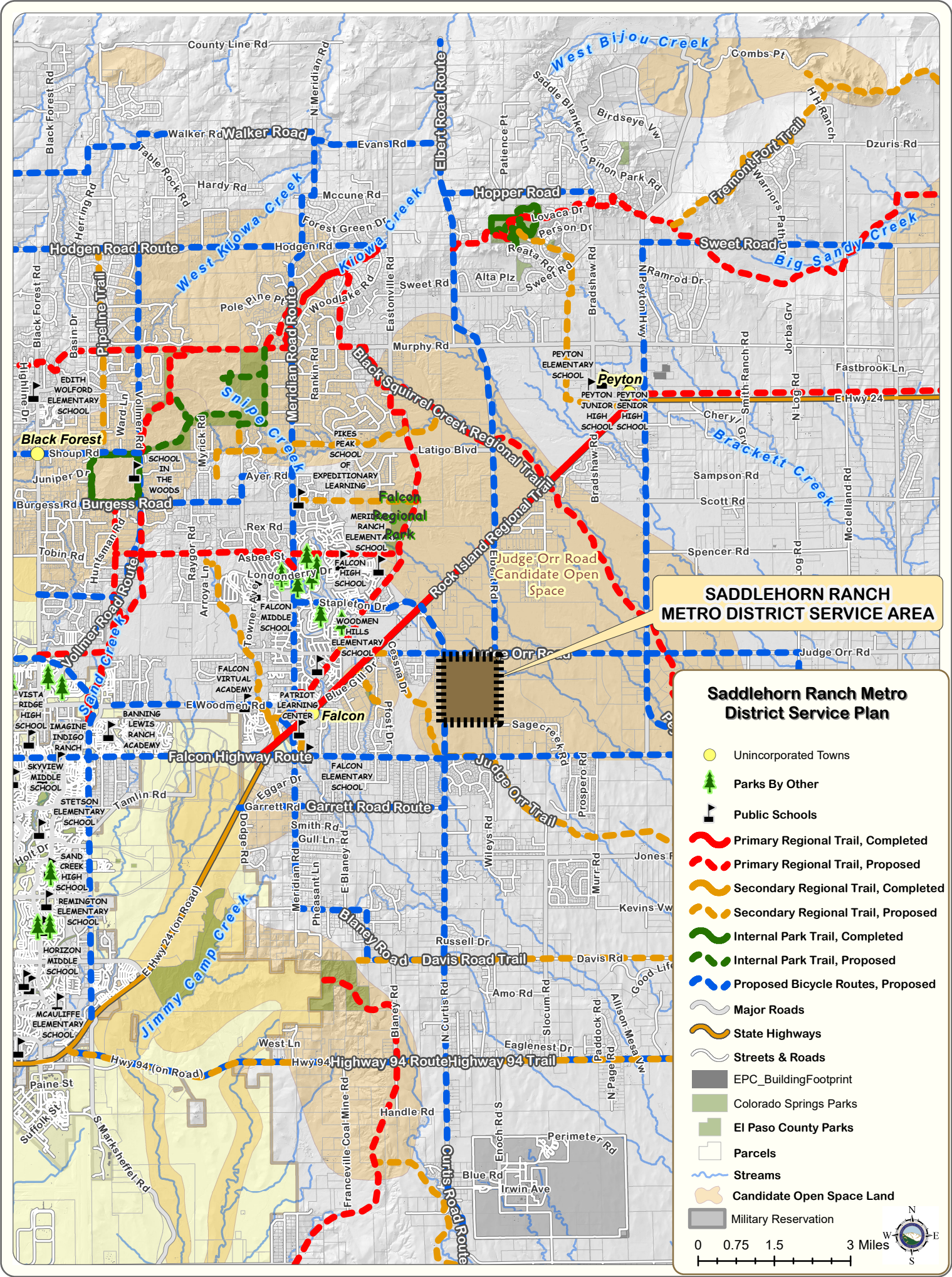


Lastly, please include on the final plat drawings a note that states in effect “*All recreational amenities, parks, trails, drainage, open space and landscape tracts shall be constructed, operated and maintained by the Metro Districts in accordance with the Service Plan.*”

Sincerely,

Paul Whalen  
Landscape Architect

Community Services Department  
[PaulWhalen@elpasoco.com](mailto:PaulWhalen@elpasoco.com)



# Development Application Permit Review



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

June 3, 2019

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>	Saddlehorn Ranch Metro Districts Nos 1 - 3 Service Plan	<b>Application Type:</b>	M.D. Service Plan
<b>PCD Reference #:</b>	ID-19-04	<b>Total Acreage:</b>	824.00
		<b>Total # of Dwelling Units:</b>	224
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.68
ROI Property Group LLC	William Guman & Assocs. Ltd	<b>Regional Park Area:</b>	4
Rob Fuller	Bill Guman	<b>Urban Park Area:</b>	3
2495 Rigdon Street	731 North Weber Street Ste 10	<b>Existing Zoning Code:</b>	A-35
Napa, CA 94558	Colorado Springs, CO. 80903	<b>Proposed Zoning Code:</b>	RR-2.5

**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.

**LAND REQUIREMENTS**

**Regional Park Area: 4**

0.0194 Acres x 224 Dwelling Units = 4.346  
**Total Regional Park Acres: 4.346**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 224 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 224 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$456 / Dwelling Unit x 224 Dwelling Units = \$102,144  
**Total Regional Park Fees: \$102,144**

**Urban Park Area: 3**

Neighborhood: \$113 / Dwelling Unit x 224 Dwelling Units = \$0  
 Community: \$175 / Dwelling Unit x 224 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Parks Advisory Board endorsement is not required for a Title 32 Metropolitan District Service Plan. (Refer to Preliminary Plan comments for park fees that are typically due at time of the recording of the final plat).

**Park Advisory Board Recommendation:** N/A PAB Endorsement Not Required