



EL PASO COUNTY

COLORADO

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DEPARTMENT OF COMMUNITY SERVICES

February 27, 2023

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

Subject: Saddlehorn Ranch Filing No. 3 Final Plat (SF-23-004)

Hello Ryan,

The Park Operations Division of the Parks and Community Services Department has reviewed the Saddlehorn Ranch Filing No. 3 Final Plat development application and is submitting the following preliminary comments on behalf of El Paso County Parks. This Final Plat application, along with the following comments and recommendation will be presented to the El Paso County Park Advisory Board for endorsement on March 8, 2023:

This is a request for endorsement by William Guman and Associates, Ltd., on behalf of Gorilla Capital Company and Saddlehorn Ranch, LLC, of Saddlehorn Ranch Filing No. 3 Final Plat, consisting of 44 single-family rural residential lots on 175.43 acres, with a minimum lot size of 2.5 acres. The property, zoned RR-2.5, is located south of Judge Orr Road and east of Curtis Road near the Town of Falcon and immediately east of the Meadowlake Airport.

The 2022 El Paso County Parks Master Plan shows the proposed Judge Orr Secondary Regional Trail running north-south on the western side of Curtis Road, immediately west and adjacent the subject property, the location of which is not impacted by this project. Furthermore, the Judge Orr Road and Curtis Road Bicycles Routes run immediately adjacent to the north and west boundaries of the project area, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 39 acres of no-build areas within Filing No. 3, encompassing the existing jurisdictional and non-jurisdictional wetland areas, as shown in the Saddlehorn Ranch Preliminary Plan.

Because Saddlehorn Ranch is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement. However, Filing No. 3 includes 38.77 acres of open space, comprising approximately 22% of the Filing, which is proposed to preserve the floodplain and wetlands of the unnamed creek that traverses the property from northwest to southeast, as well as providing recreational opportunities for the residents of the proposed subdivision. A network of equestrian trails through the open spaces is proposed, connecting with the internal rural local roads to provide multiple access points. The open space and trails will be owned and maintained by the Saddlehorn Ranch Metropolitan District.

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, due at time of the recording of this Final Plat. **Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.**

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 Saddlehorn Ranch Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$20,240.
















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

Sincerely,

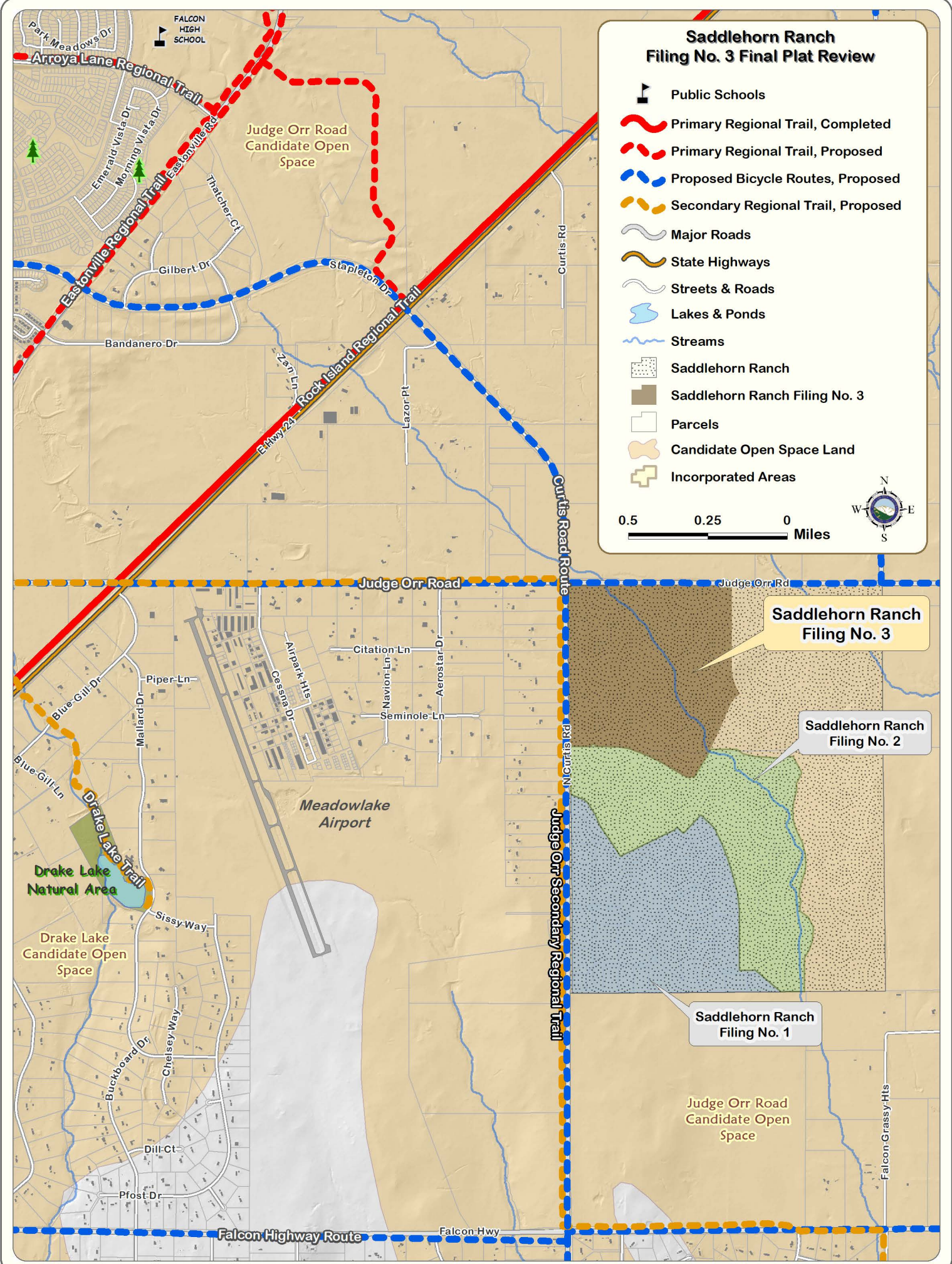


Ross A. Williams
Park Planner
Park Operations Division
Parks and Community Services Department
rosswilliams@elpasoco.com

Saddlehorn Ranch Filing No. 3 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes & Ponds
-  Streams
-  Saddlehorn Ranch
-  Saddlehorn Ranch Filing No. 3
-  Parcels
-  Candidate Open Space Land
-  Incorporated Areas

0.5 0.25 0
Miles



Saddlehorn Ranch
Filing No. 3

Saddlehorn Ranch
Filing No. 2

Saddlehorn Ranch
Filing No. 1

Judge Orr Road
Candidate Open
Space

**Development
Application
Permit
Review**



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

March 8, 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:	Saddlehorn Ranch Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-23-004	Total Acreage:	175.43
		Total # of Dwelling Units:	44
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.63
Gorilla Capital Company	William Guman & Associates, Ltd.	Regional Park Area:	4
Saddlehorn Ranch, LLC.	Bill Guman	Urban Park Area:	3,5
1342 High Street	731 North Weber Street, Suite 10	Existing Zoning Code:	RR-2.5
Eugene, OR 97401	Colorado Springs, CO 80903	Proposed Zoning Code:	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

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

Regional Park Area: 4

0.0194 Acres x 44 Dwelling Units = 0.854

Total Regional Park Acres: 0.854

Urban Park Area: 3,5

Neighborhood:	0.00375 Acres x 44 Dwelling Units =	0.00
Community:	0.00625 Acres x 44 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 44 Dwelling Units = \$20,240

Total Regional Park Fees: \$20,240

Urban Park Area: 3,5

Neighborhood:	\$114 / Dwelling Unit x 44 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 44 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 Saddlehorn Ranch Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$20,240.

Park Advisory Board Recommendation: