

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Saddlehorn Ranch Filing No. 2 Final Plat

**Agenda Date:** November 10, 2021

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request for endorsement by William Guman and Associates, Ltd., on behalf of ROI Property Group, LLC, of Saddlehorn Ranch Filing No. 2 Final Plat, consisting of 42 single-family rural residential lots on 176 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 is located within the Falcon/Peyton Small Area Master Plan.

The El Paso County Parks Master Plan (2013) 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 Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing most of 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 45 acres of no-build areas within Filing No. 2, encompassing the existing jurisdictional and non-jurisdictional wetland areas, as shown in the Saddlehorn Ranch Preliminary Plan.

Saddlehorn Ranch Filing No. 2 includes 45 acres of open space, comprising approximately 25% of the Filing, which is proposed to preserve the floodplain and wetlands of the unnamed creeks that traverse the property from north to south, 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

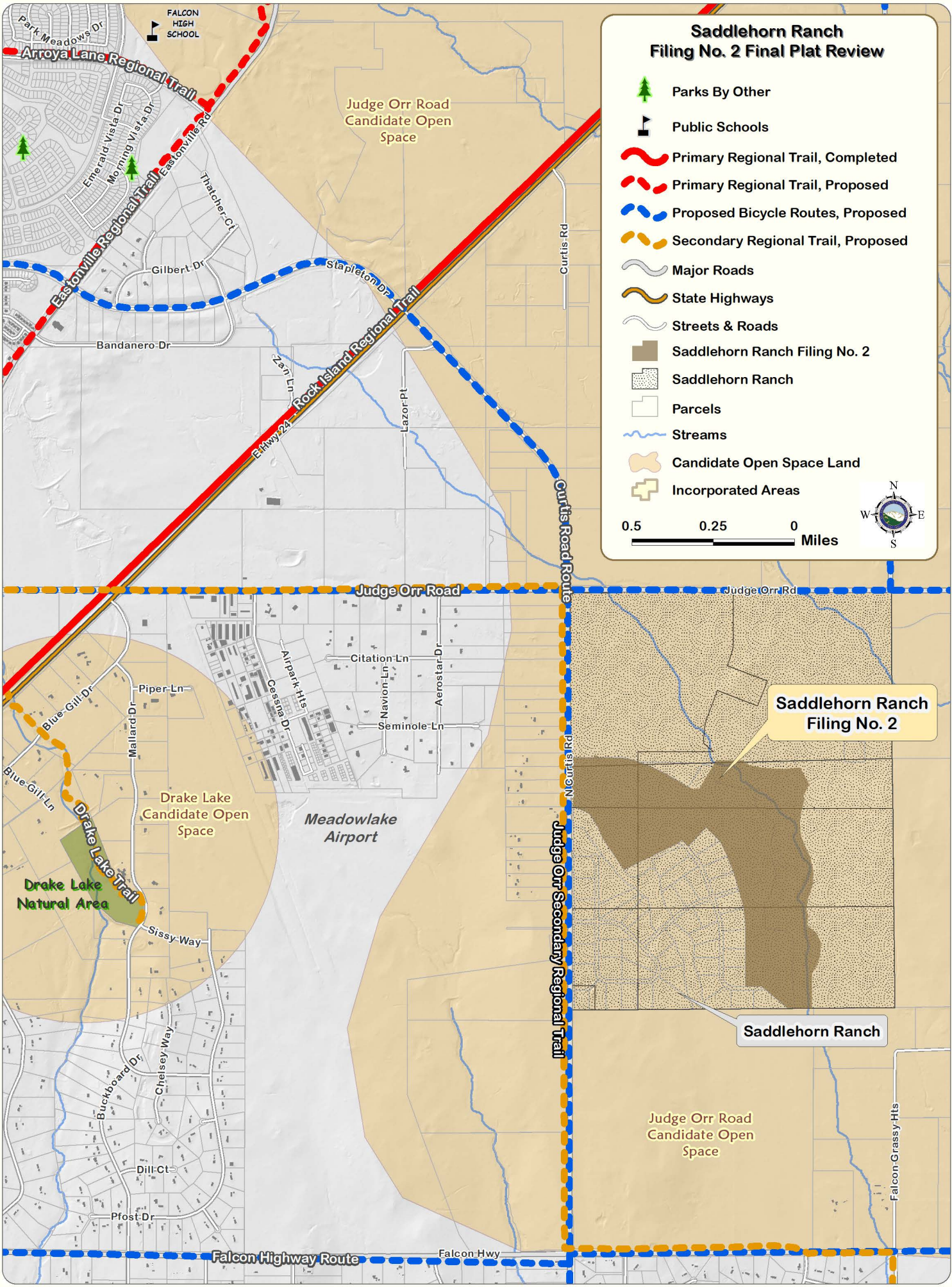
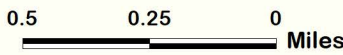
internal rural local roads to provide multiple access points. The open space and trails will be owned and maintained by the Saddlehorn Ranch Metropolitan District. As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes, due at time of the recording of this Final Plat.

**Recommended Motion (Filing No. 2 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 Saddlehorn Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,320.

# Saddlehorn Ranch Filing No. 2 Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Saddlehorn Ranch Filing No. 2
-  Saddlehorn Ranch
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



**Saddlehorn Ranch  
Filing No. 2**

**Saddlehorn Ranch**

Judge Orr Road  
Candidate Open  
Space

Falcon Highway Route

Falcon Hwy

Falcon Grassy Hts

Meadowlake  
Airport

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

FALCON  
HIGH  
SCHOOL

Park Meadows Dr  
Arroya Lane Regional Trail

Judge Orr Road  
Candidate Open  
Space

Eastonville Regional Trail

Rock Island Regional Trail

Curtis Rd  
Curtis Road Route

Judge Orr Road

Judge Orr Rd

Judge Orr Secondary Regional Trail

Drake Lake  
Candidate Open  
Space

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Sissy Way

Buckboard Dr

Chelsey Way

Dill Ct

Post Dr

Alpark Hts  
Citation Ln  
Navion Ln  
Aerostar Dr  
Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake  
Candidate Open  
Space

</

**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

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

**November 10, 2021**

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 Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-21-033	<b>Total Acreage:</b>	176.08
		<b>Total # of Dwelling Units:</b>	42
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.60
ROI Property Group, LLC	William Guman & Associates, Ltd.	<b>Regional Park Area:</b>	4
Rob Fuller	Bill Guman	<b>Urban Park Area:</b>	3,5
2495 Rigdon Street	731 North Weber Street, Suite 10	<b>Existing Zoning Code:</b>	RR-2.5
Napa, CA 94558	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RR-2.5

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

<p>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.</p>	<p>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.</p>
---	---

LAND REQUIREMENTS	
<p><b>Regional Park Area: 4</b></p> <p>0.0194 Acres x 42 Dwelling Units = 0.815</p> <p><b>Total Regional Park Acres: 0.815</b></p>	<p>Urban Density (&gt;= 1 Dwelling Unit Per 2.5 Acres): <b>NO</b></p> <p><b>Urban Park Area: 3,5</b></p> <p>Neighborhood: 0.00375 Acres x 42 Dwelling Units = 0.00</p> <p>Community: 0.00625 Acres x 42 Dwelling Units = 0.00</p> <p><b>Total Urban Park Acres: 0.00</b></p>

FEE REQUIREMENTS	
<p><b>Regional Park Area: 4</b></p> <p>\$460 / Dwelling Unit x 42 Dwelling Units = \$19,320</p> <p><b>Total Regional Park Fees: \$19,320</b></p>	<p><b>Urban Park Area: 3,5</b></p> <p>Neighborhood: \$114 / Dwelling Unit x 42 Dwelling Units = \$0</p> <p>Community: \$176 / Dwelling Unit x 42 Dwelling Units = \$0</p> <p><b>Total Urban Park Fees: \$0</b></p>

**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. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,320.

**Park Advisory Board Recommendation:** **PAB Endorsed 11/10/2021**