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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

November 2, 2023

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Overlook at Homestead Preliminary Plan (SP238)

Kylie,

The Parks & Community Services Department has reviewed the Overlook at Homestead Preliminary Plan application and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on November 8, 2023 and its recommendation will be provided after the meeting.

This is a request by NES on behalf of PT Overlook LLC for the Overlook at Homestead Preliminary Plan. The property is located along the east of Elbert Road and south of Apex Ranch Road in northern El Paso County. The property is approximately six miles northwest of Peyton, CO. The property is surrounded by rural residential subdivisions and agricultural grazing land. The County's Homestead Ranch Regional Park borders the property's east side. The applicant plans to develop 62 residential lots with a minimum size of 5 acres each.

Trails

The El Paso County Parks Master Plans shows a master-planned trail in the vicinity of this project. The proposed Palmer Divide Regional trail bisects the Overlook at Homestead property starting on the east side of the property and makes a connection to Elbert Road on the west side of the property. An existing trail easement was granted to El Paso County on the south side of the Apex Ranch subdivision which will allow for a trail to be constructed from Overlook at Homestead to Elbert Road to the west.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the Palmer Divide Regional Trail alignment that allows for the construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Due to the challenging terrain of this property, County Parks requests the applicant provide a proposed alignment that is constructable with average grades less than 10%. County Parks is welcome to an ongoing dialogue regarding trail easement location.

Additionally, County Parks requests that the Palmer Divide Regional trail be graded when the subdivision is constructed so that the trail can be built in the future. As the applicant's grading plan currently shows, although preliminary, grades for a trail along the proposed alignment would not be possible once tied into existing grades on private property outside the trail corridor. It would be best to grade the trail into the hillside when the roads and lots are developed to avoid grading beyond the trail easement in the future.

Park Land

Homestead Ranch Regional Park is a 458-acre regional park that the county developed in the early 2000's. Prior to this time, the park was home to ranching activities dating back to the late 1800's. Today, the park offers the public opportunities for hiking, biking, equestrian use, and outdoor education. The site includes a playground, restroom, fishing pond, picnic pavilions, a multi-use field, and 5 miles of trails. In addition to active use areas, much of the park is preserved as passive use to conserve the plants and animals that are native to the region.

The most predominate vegetative feature is the belt of Ponderosa Pine defined by the bluffs which traverse the park. This stand exists mainly as a result of the same high-water table that occurs throughout the Black Forest. Typical shrubs found in the understory include mountain-mahogany, wax currant, snowberry, and juniper. Forbes and grasses are widespread in the understory as well. According to Colorado Parks and Wildlife's 'Species Activity' mapping, the property is in the overall range for numerous species of bats, black bear, mountain lions, pronghorn, mule, and white-tailed deer. The Swift Fox is listed in Colorado as a species of Special Concern and its range overlaps Homestead Ranch.

El Paso County has experienced rapid growth over the last two decades. In the year 2000, the population of El Paso County was 519,802. Today it is over 700,000. By the year 2045, the population of the county is projected to reach 1,000,000 people. With this growth comes more need to preserve unique open spaces and provide recreation opportunities for residents of the county. The El Paso County Parks Master Plan and Homestead Ranch Regional Park Master Plan include goals to preserve unique landscapes, habitats, trails corridors, and responsibly expand the county's regional parks, trails, and open space system.

As it pertains to this application, the county would welcome the opportunity to discuss expansion of Homestead Ranch Regional Park particularly along the bluffs that make the area unique and worthy of preservation. This could be done in several ways including dedication of park lands, acquiring additional park land or buffering opportunities. The County would also be open to facilitating discussions regarding potential conservation easement options that could provide a financial benefit to the applicant for preserving lands.

Regional and urban park fees will be calculated upon reviews of forthcoming preliminary plans and final plats. A park land agreement is an acceptable alternative in lieu of park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Overlook at Homestead Preliminary Plan: (1) fees in lieu of land dedication for regional park purposes in the amount of \$31,310 will be required at time of the recording of the forthcoming final plat. 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 forthcoming final plat; (2) provide a 25-foot public trail easement along the Palmer Divide Regional Trail alignment that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (3) County Parks requests that the Palmer Divide Regional Trail be graded when the subdivision is graded to allow for the construction of the trail in the future.

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



Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

2002 CREEK CROSSING STREET
OFFICE: (719) 520-7529



COLORADO SPRINGS, CO 80905
WWW.COMMUNITYSERVICES.ELPASOCO.COM

WWW.ELPASOCO.COM

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT
 Park Operations - Recreation and Cultural Services
 Parks Planning - Environmental Services - CSU Extension Office

November 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:	Overlook at Homestead	Application Type:	Preliminary Plan
PCD Reference #:	SP238	Total Acreage:	350.00
		Total # of Dwelling Units:	62
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.44
PT Overlook LLC	NES, Inc.	Regional Park Area:	2
Joe DesJardin	Andrea Barlow	Urban Park Area:	5
1864 Woodmoor Drive, Suite 100	619 N. Cascade Ave, Suite 200	Existing Zoning Code:	A-35
Monument, CO 80132	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-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.
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LAND REQUIREMENTS

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

Regional Park Area: 2

0.0194 Acres x 62 Dwelling Units = 1.203

Total Regional Park Acres: 1.203

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 62 Dwelling Units = 0.00

Community: 0.00625 Acres x 62 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 62 Dwelling Units = \$31,310

Total Regional Park Fees: \$31,310

Urban Park Area: 5

Neighborhood: \$119 / Dwelling Unit x 62 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 62 Dwelling Units = \$0

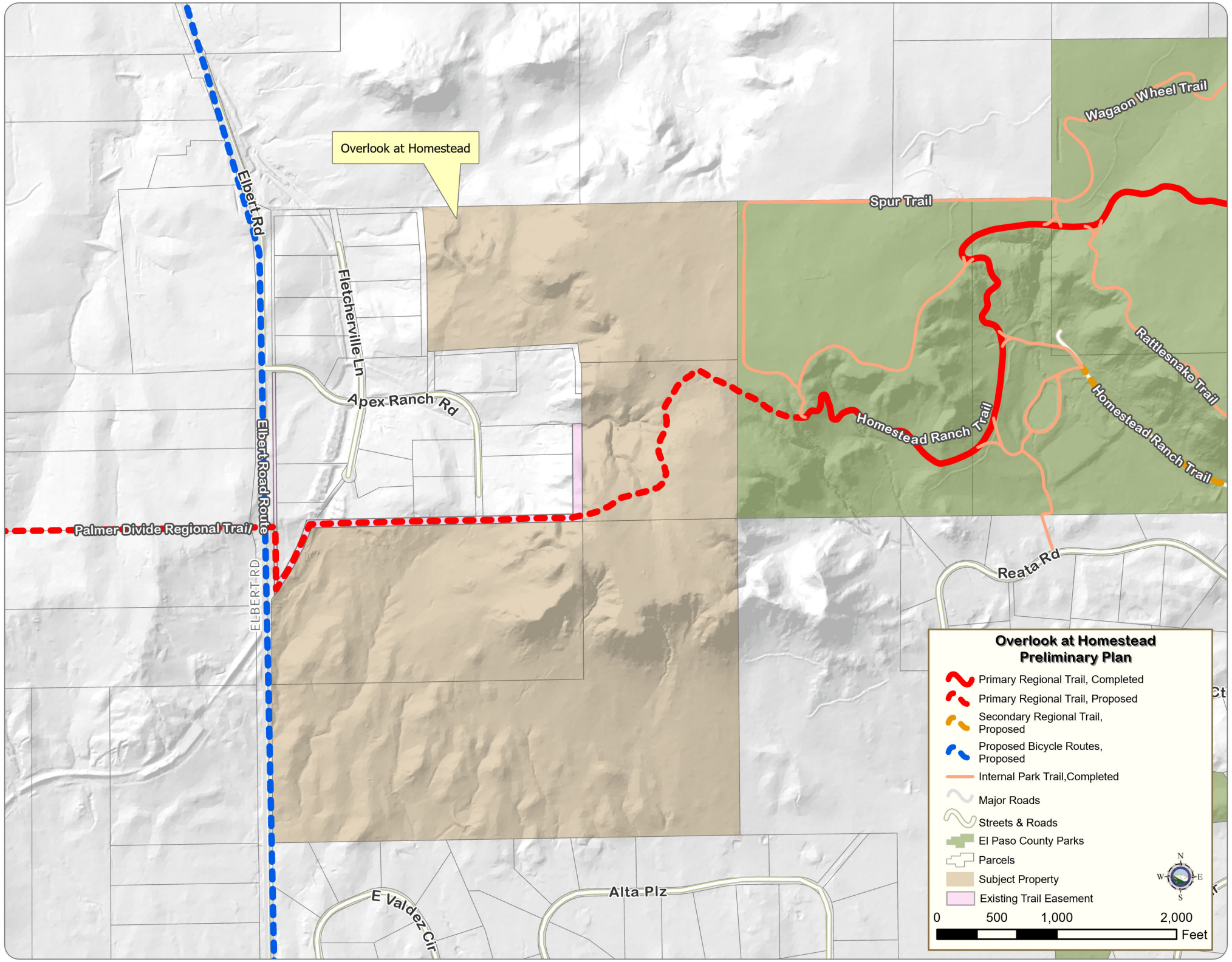
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Overlook at Homestead Preliminary Plan: (1) fees in lieu of land dedication for regional park purposes in the amount of \$31,310 will be required at time of the recording of the forthcoming final plat. A Park Lands Agreement may be an acceptable alternative to regional park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat; (2) provide a 25-foot public trail easement along the Palmer Divide Regional Trail alignment that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (3) County Parks requests that the Palmer Divide Regional Trail be graded when the subdivision is graded to allow for the construction of the trail in the future.

Park Advisory Board Recommendation:

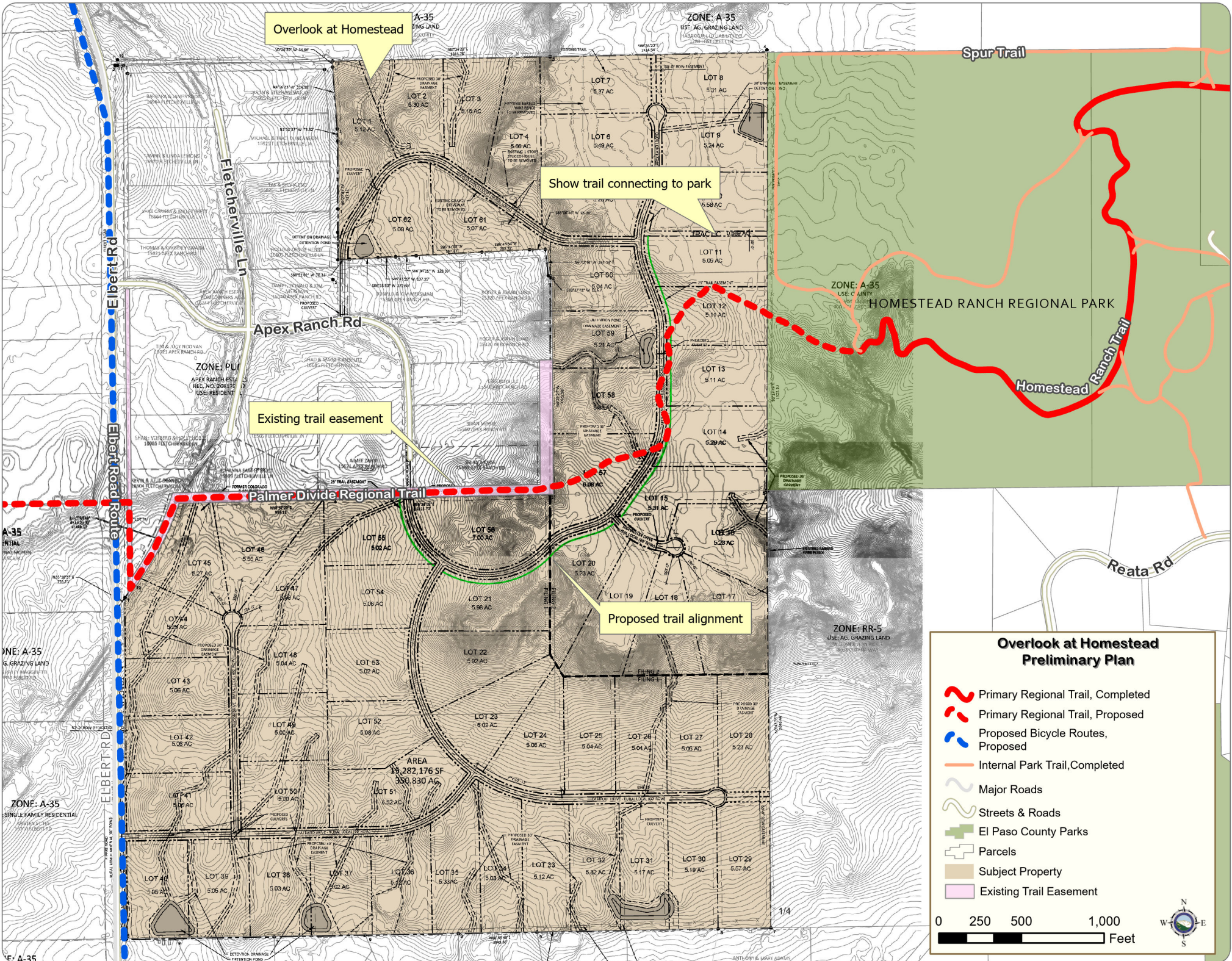
Overlook at Homestead



Overlook at Homestead Preliminary Plan

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Internal Park Trail, Completed
- Major Roads
- Streets & Roads
- El Paso County Parks
- Parcels
- Subject Property
- Existing Trail Easement

0 500 1,000 2,000 Feet



Overlook at Homestead

Show trail connecting to park

Existing trail easement

Proposed trail alignment











Spur Trail

HOMESTEAD RANCH REGIONAL PARK

Homestead Ranch Trail

Reata Rd

Overlook at Homestead Preliminary Plan

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Internal Park Trail, Completed
-  Major Roads
-  Streets & Roads
-  El Paso County Parks
-  Parcels
-  Subject Property
-  Existing Trail Easement

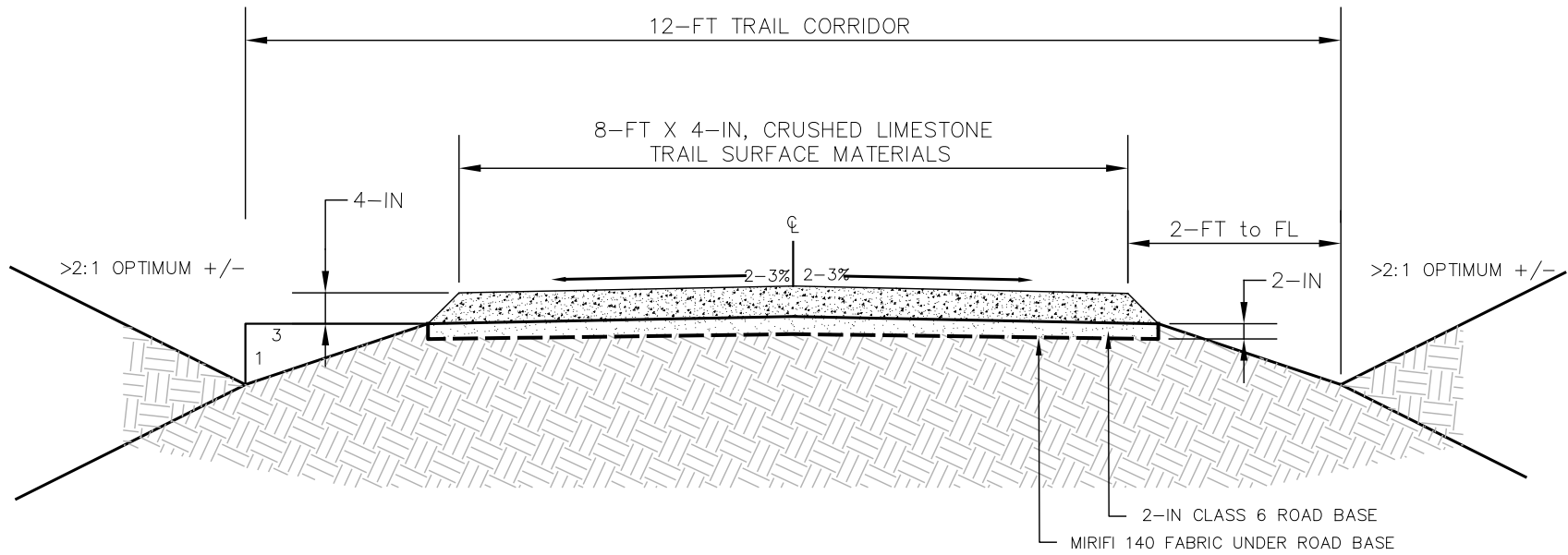


ZONE: A-35

1/4

TIER I 8-FT DETAIL

NOT TO SCALE



PRODUCT OF EL PASO COUNTY
WHICH RETAINS ALL COMMON LAW
STATUTORY AND OTHER RESERVED
RIGHTS, INCLUDING THE COPYRIGHT.

DATE:	APRIL 19, 2017
JOB NO.:	****
DRAWN BY:	N/A
CHECKED BY:	N/A
REVISION:	Tier I w/ Fabric
DATE:	4-19-2017

EL PASO COUNTY TYPICAL TRAIL DETAILS
TIER I TRAIL

EL PASO COUNTY, COLORADO