

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

June 27, 2022

Ryan Howser  
Planner  
El Paso County Planning & Community Development Department

**Subject: Forest Heights Minor Subdivision (MS-206)**

Ryan,

The Community Services Department has reviewed the Forest Heights Minor Subdivision. The following review was presented to the Park Advisory Board and the recommended motion was endorsed on January 13, 2021:

***Background Information:***

*A request by Land Development Consultants on behalf of Phyllis Didleaux and Jon Didleaux to subdivide 35 acres into four lots. The Forest Heights property is located 3.5 miles north east of Colorado Springs, north of Shoup Road and west of Vollmer Road. The property is currently zoned RR-5. Three of the lots will be 5+ acres in size, the fourth lot will include an existing residence, so there will be 3 new homes. The lots are to be listed for sale as single-family lots. This is an application for approval of a Final Plat.*

*The El Paso County Parks Master Plan (2013) shows the proposed Pipeline Secondary Regional Trail bisecting the subdivision. This trail alignment follows the existing 40' wide gas pipeline easement shown on the final plat. The existing Black Forest Section 16 trail is .25 miles south of the subject property while the Pineries Open Space is .75 miles to the east. The property lies within the Black Forest South Candidate Open Space area.*

*County Parks requests trail easements where development projects impact proposed to County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement shown in the existing gas pipeline easement that allows for the construction and maintenance*



*by El Paso County of a secondary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.*

***Recommended Motion (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 the Forest Heights Minor Subdivision include the following condition: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$1,868 will be required at time of the recording of the final plat. (2) Designate and provide to El Paso County a 25-foot trail easement along the existing gas pipeline easement that allows for the construction and maintenance by El Paso County of the Pipeline Secondary Regional Trail.*

**Updated Park Fees:**

The final plat now shows 3 proposed lots instead of 4. Because of this, the park fees will be reduced to reflect regional park fees for 3 lots. The updated recommendation is below in bold:

**The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Forest Heights Minor Subdivision include the following condition: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$1,401 will be required at time of the recording of the final plat. (2) Designate and provide to El Paso County a 25-foot trail easement along the existing gas pipeline easement that allows for the construction and maintenance by El Paso County of the Pipeline Secondary Regional Trail.**

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# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

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

June 27, 2022

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>	Forest Heights	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS-206	<b>Total Acreage:</b>	35.87
		<b>Total # of Dwelling Units:</b>	3
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.21
		<b>Regional Park Area:</b>	2
Phyllis Didleau	Land Development Consultants	<b>Urban Park Area:</b>	2
12725 Herring Rd.	3898 Maizeland Rd.	<b>Existing Zoning Code:</b>	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80909	<b>Proposed Zoning Code:</b>	RR-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>
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LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		NO
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 2</b>		
0.0194 Acres x 3 Dwelling Units =	Neighborhood: 0.00375 Acres x 3 Dwelling Units =	0.058	0.00
<b>Total Regional Park Acres: 0.058</b>	Community: 0.00625 Acres x 3 Dwelling Units =		0.00
	<b>tal Urban Park Acres: 0.00</b>		











FEE REQUIREMENTS	Urban Park Area: 2		
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 2</b>		
\$467 / Dwelling Unit x 3 Dwelling Units =	Neighborhood: \$116 / Dwelling Unit x 3 Dwelling Units =	\$1,401	\$0
<b>Total Regional Park Fees: \$1,401</b>	Community: \$179 / Dwelling Unit x 3 Dwelling Units =		\$0
	<b>Total Urban Park Fees: \$0</b>		

### 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 the Forest Heights Minor Subdivision include the following condition: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$1,401 will be required at time of the recording of the final plat. (2) Designate and provide to El Paso County a 25-foot trail easement along the existing gas pipeline easement that allows for the construction and maintenance by El Paso County of the Pipeline Secondary Regional Trail.

Park Advisory Board Recommendation: PAB Endorsed 01-13-2021

# Forest Heights Minor Subdivision

-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Streets & Roads
-  Subject Property
-  El Paso County Parks
-  Candidate Open Space Land
-  Parcels
-  EPC\_BuildingFootprint

