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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

March 6, 2024

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

**Subject: Forest Heights Minor Subdivision – March 2024 Submittal (MS-20-006)**

Hello Ryan,

The Parks Planning Division of the Parks and Community Services Department has reviewed the March 2024 submittal of the Forest Heights Minor Subdivision development application and has additional comments at this time. Staff acknowledges the increase in lots from three to four and has attached an updated Subdivision Review Form to this letter, as well as **highlighting** the updated amount in the original Park Advisory Board endorsed Recommended Motion at the end of this letter. Staff also acknowledges the inclusion of the 25' regional trail easement within the 40' gas easement running north-south through the project site, except within the Exclusion Lot located in the middle of the development.

The following comments and recommendations were presented to and endorsed by the El Paso County Park Advisory Board 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.”*

The following was submitted on June 27, 2022 and included a reduction in park fees:

***“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: (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.”***

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











Sincerely,

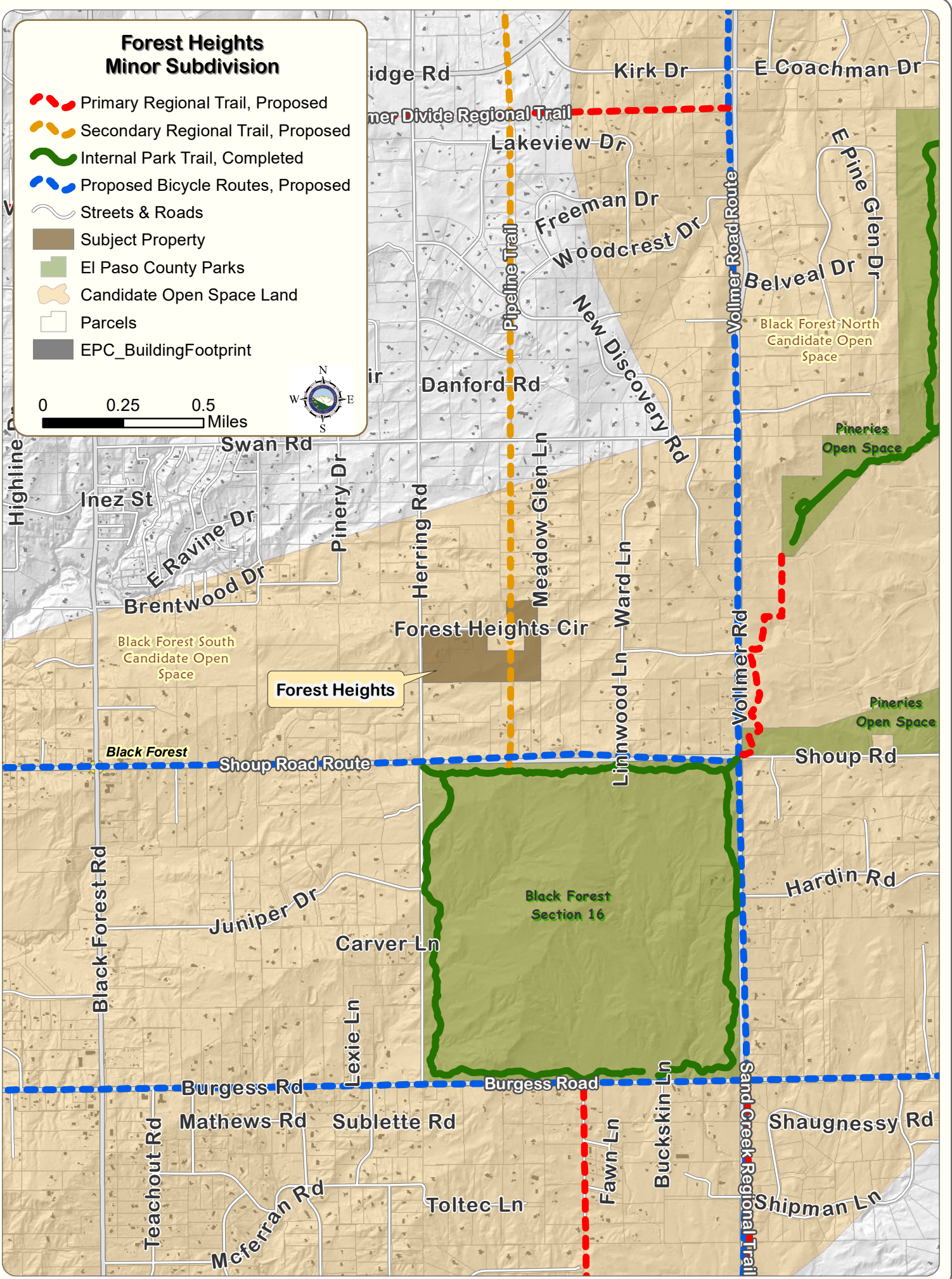
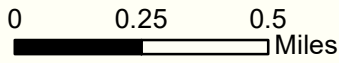


Ross A. Williams  
Park Planner  
Parks Planning Division  
Parks and Community Services Department  
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# Forest Heights Minor Subdivision

-  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



# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

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

March 6, 2024

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 Minor Subdivision	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS-20-006	<b>Total Acreage:</b>	35.87
		<b>Total # of Dwelling Units:</b>	4
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.28
Phyllis Didleau	Land Development Consultants	<b>Regional Park Area:</b>	2
12725 Herring Road	3898 Maizeland Road	<b>Urban Park Area:</b>	2
Colorado Springs, CO 80908	Colorado Springs, CO 80909	<b>Existing Zoning Code:</b>	RR-5
		<b>Proposed Zoning Code:</b>	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.

#### LAND REQUIREMENTS

**Regional Park Area: 2**

0.0194 Acres x 4 Dwelling Units = 0.078

**Total Regional Park Acres: 0.078**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.00

Community: 0.00625 Acres x 4 Dwelling Units = 0.00

**Total Urban Park Acres: 0.00**

#### FEE REQUIREMENTS

**Regional Park Area: 2**

\$467 / Dwelling Unit x 4 Dwelling Units = \$1,868

**Total Regional Park Fees: \$1,868**

**Urban Park Area: 2**

Neighborhood: \$116 / Dwelling Unit x 4 Dwelling Units = \$0

Community: \$179 / Dwelling Unit x 4 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 the Forest Heights Minor Subdivision: (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.

Park Advisory Board Recommendation: **Originally PAB Endorsed 01/13/2021**