

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

August 18, 2022

Matthew Fitzsimmons  
Project Manager  
El Paso County Development Services Department

**Subject: Romens Final Plat (SF2226)**

Matthew,

The Community Services Department has reviewed the Romens Final Plat application and is providing the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on September 14<sup>th</sup> and its recommendation will be provided after the meeting.

This is a request by Catamount Engineering on behalf of Romens Living Trust for final plat approval of a 34 acre parcel to be subdivided into seven (7) new 5-6 acre lots. The parcel is located in northern El Paso County, approximately four miles north of Peyton, CO on the SW corner of Bradshaw and Hopper Rd. The site is on the Palmer Divide between Homestead Ranch Regional Park to the west and Peyton Pines Open Space to the east. The 5-6 acre lots would be consistent with the surrounding area as the subdivision would be bordered on all sides by existing 5-acre residential development.

The County Parks Master Plan shows a master-planned trail that would be impacted by the subdivision. The proposed Palmer Divide Regional Trail is an east to west trail alignment that follows the Palmer Divide. The trail connects rural properties in the northern part of El Paso County and would provide access to Homestead Ranch Regional Park. The proposed Palmer Divide Regional Trail is located along the south side and a portion of the east side of the Romens Subdivision.

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-wide public trail easement along the south side of the development, outside the drainage and utility easement, and from the SE corner of the development north to the intersection of Bradshaw Lane that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail.



Parks staff recommends fees in lieu of land dedication for regional park purposes. Park fees will be required upon recording of the forthcoming final plat(s). Again, this application is scheduled for El Paso County Park Advisory Board consideration on September 14<sup>th</sup> and its recommendation will be provided after the meeting.

**Recommended Motion:**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Romens Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the development, outside the drainage and utility easement, and from the SE corner of the development north to the intersection of Bradshaw Lane that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat (2) fees in lieu of land dedication for regional park purposes in the amount of \$3,220 will be required at the time of the recording of the forthcoming Final Plat.*

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

Development  
Application  
Permit  
Review



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

September 14, 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.

Name:	Romens Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2226	Total Acreage:	34.47
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.51
		Regional Park Area:	2
Romens Living Trust	Catamount Engineering	Urban Park Area:	5
5135 Coneflower Lane	PO Box 221	Existing Zoning Code:	A-35
Colorado Springs, CO 80917	Woodland Park, CO 80866	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.

LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 5		
0.0194 Acres x 7 Dwelling Units = 0.136		Neighborhood:	0.00375 Acres x 7 Dwelling Units =	0.00
Total Regional Park Acres: 0.136		Community:	0.00625 Acres x 7 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 2		Neighborhood:		\$114 / Dwelling Unit x 7 Dwelling Units = \$0
\$460 / Dwelling Unit x 7 Dwelling Units = \$3,220		Community:		\$176 / Dwelling Unit x 7 Dwelling Units = \$0
Total Regional Park Fees: \$3,220		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 conditions when considering and/or approving the Romens Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the development, outside the drainage and utility easement, and from the SE corner of the development north to the intersection of Bradshaw Lane that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) fees in lieu of land dedication for regional park purposes in the amount of \$3,220 will be required at the time of the recording of the Final Plat.

Park Advisory Board Recommendation:

## Romens Final Plat

- Subject Property
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- El Paso County Parks
- Major Roads
- Streets & Roads
- Parcels
- EPC\_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet

