

COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 10, 2018

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

Subject: Yarbrough Minor Subdivision (MS-18-001)

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the Yarbrough Minor Subdivision, Review #2 development application, and has no additional comments at this time. Please refer to the original review comments below, as endorsed by the Park Advisory Board on February 14, 2018:

"The Yarbrough Minor Subdivision is a one lot minor subdivision totaling 1.72 acres. The property is located south of the Town of Palmer Lake and west of the Town of Monument on Rockbrook Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The New Santa Fe Regional Trail and proposed Ben Lomond Mountain Secondary Regional Trail are both located 0.75 mile north of the property. The property is not located within any Candidate Open Space land.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$430 as shown on the attached Subdivision Review Form.

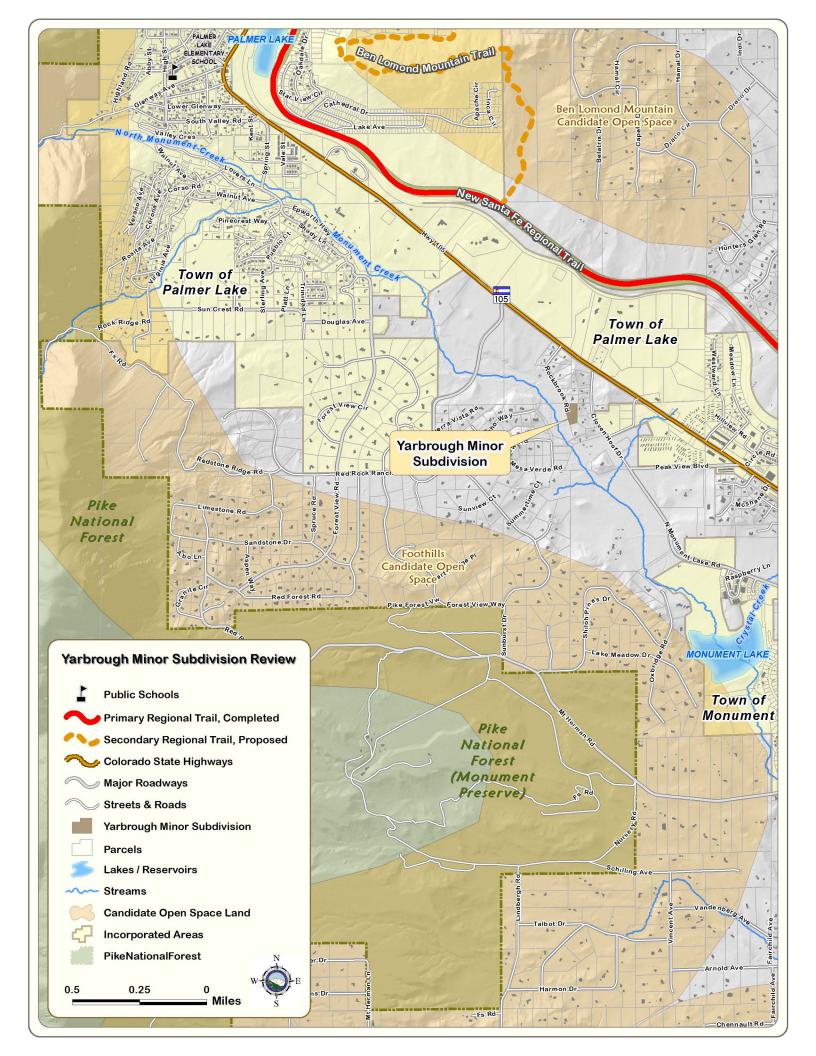
Recommended Motion:

"Recommend to the Planning Commission and Board of County Commissioners that approval of the Yarbrough Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$430."

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com





Development Application Permit Review



Community Services Department

Park Operations ~ Planning ~ Recreation / Cultural Services Environmental Services ~ Veterans Services ~ CSU Extension

February 14, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	or Subdivision	1		Application Type: Minor Subdivision		
DSD Reference #:	MS-18-001			CSD / Parks ID#:	(
					Total Acreage:	1.7
Applicant / Owner: O			Representative:		Total # of Dwelling Units	s 1
Richard and Amy Yarbrough 18385 White Fawn Drive		~ Same a	s Applicant ~		Gross Density:	0.58
Monument, CO 80132					Park Region:	1
					Urban Area:	1
Existing Zoning Coo	de: RR-0.5	Proposed	Zoning:	RR-0.5		
	REC	GIONAL ANI	D URBAN PAR	K REQUIRI	EMENTS	
Regional Park land dedic 1,000 projected residents shall be based on 2.5 resi		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.				
LAND REQUIREMENTS			Urban Density: (1 unit / 2.5 acre or greater			
Regional Parks:	1		Urban Parks A	Area: 1		
0.0194 Acres x 1 Dwelling Units = 0.019 acres			Neighborhood	l: 0.00	375 Acres x 0 Dwelling Units	= 0.00 acres
			Community:		625 Acres x 0 Dwelling Units	
		l	Total:			0.00 acre
FEE REQUIREM	ENTS					
Regional Parks:	1	Ĩ	Urban Parks A	Area: 1		
\$430.00 / Unit x 1 I	Owelling Units= \$43	80.00	Neighborhood	010=0	0 / Unit x 0 Dwelling Units =	\$0.00
,			Community:	•	0 / Unit x 0 Dwelling Units =	\$0.00
			Total:			\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Yarbrough Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of

\$430.

Park Advisory Board Recommendation: Endorsed 02/14/2018