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## COMMUNITY SERVICES DEPARTMENT

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

February 2, 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 development application, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board 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."*

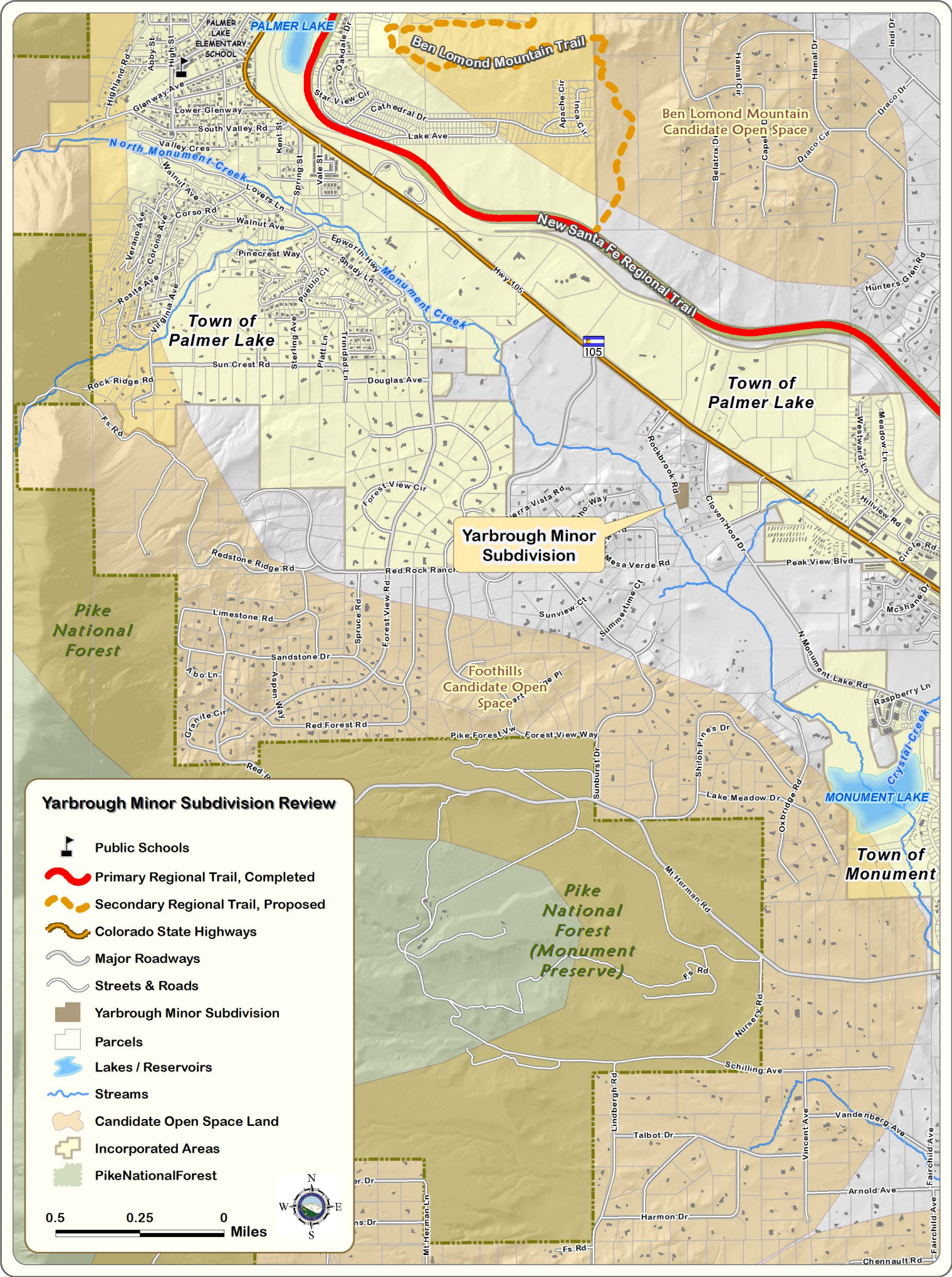
Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)













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### Yarbrough Minor Subdivision Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Yarbrough Minor Subdivision
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas
-  PikeNationalForest

0.5 0.25 0 Miles



# 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:	Yarbrough Minor Subdivision	Application Type:	Minor Subdivision
DSD Reference #:	MS-18-001	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	1.72
Richard and Amy Yarbrough	~ Same as Applicant ~	Total # of Dwelling Units	1
18385 White Fawn Drive		Gross Density:	0.58
Monument, CO 80132		Park Region:	1
		Urban Area:	1

Existing Zoning Code: **RR-0.5**                      Proposed Zoning: **RR-0.5**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	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.
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**LAND REQUIREMENTS**

Regional Parks:            1		Urban Density: <input type="checkbox"/> (1 unit / 2.5 acre or greater)
0.0194 Acres x 1 Dwelling Units = 0.019 acres	Urban Parks Area:        1	
	Neighborhood:        0.00375 Acres x 0 Dwelling Units =	0.00 acres
	Community:            0.00625 Acres x 0 Dwelling Units =	0.00 acres
	Total:	0.00 acres

**FEE REQUIREMENTS**

Regional Parks:            1		Urban Parks Area:        1
\$430.00 / Unit x 1 Dwelling Units= \$430.00	Neighborhood:        \$107.00 / Unit x 0 Dwelling Units =	\$0.00
	Community:            \$165.00 / 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: