

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Yarbrough Minor Subdivision

Agenda Date: February 14, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

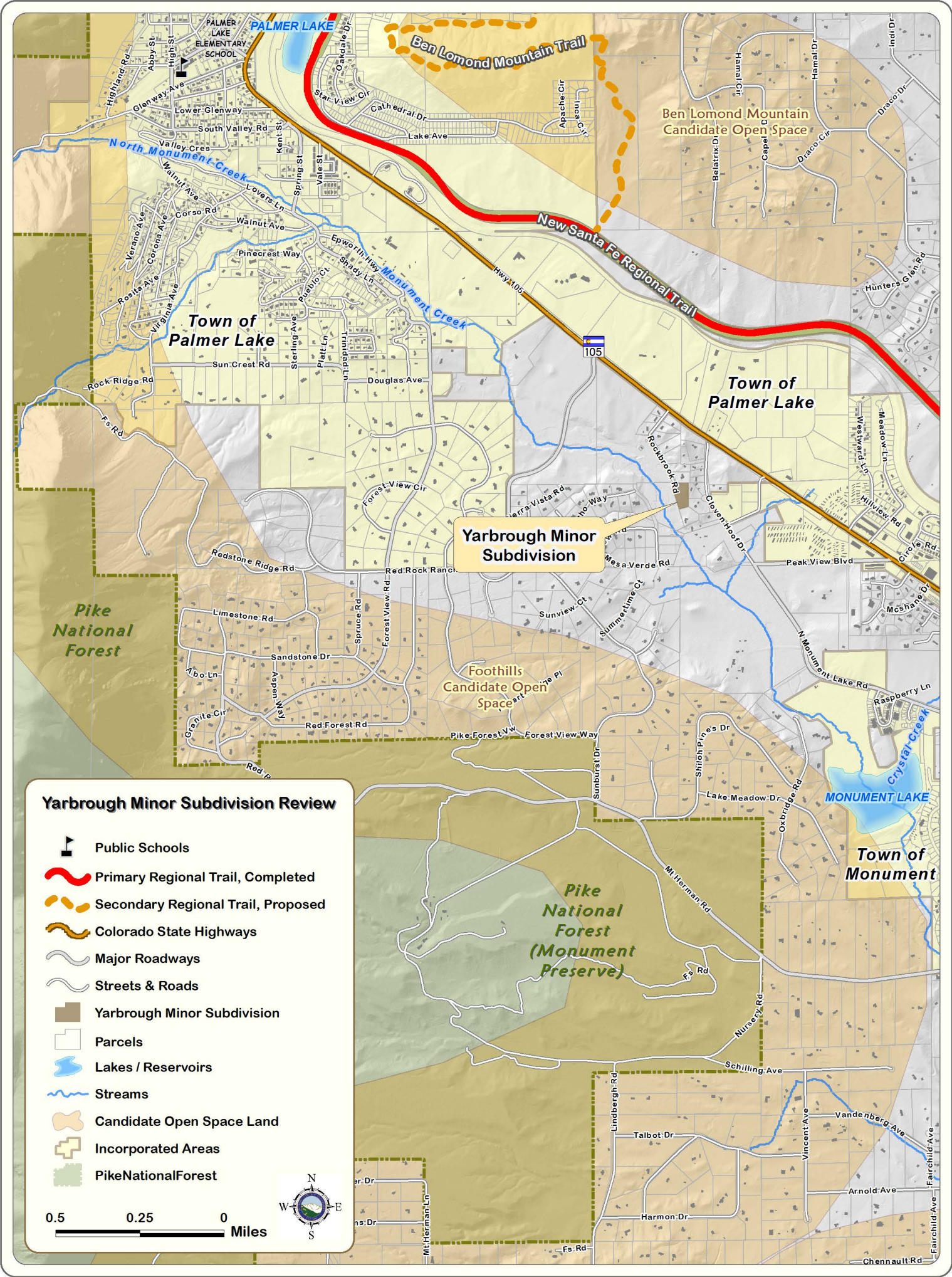
Request for approval by Richard and Amy Yarbrough for Yarbrough Minor Subdivision, a one lot minor subdivision totaling 1.72 acres. The property is located south of the Town of Palmer Lake and west of the Town of Monument on Rockbrook Road.

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.



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	Urban Density: <input type="checkbox"/> (1 unit / 2.5 acre or greater)
Regional Parks: 1	Urban Parks Area: 1
0.0194 Acres x 1 Dwelling Units = 0.019 acres	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	Urban Parks Area: 1
Regional Parks: 1	Neighborhood: \$107.00 / Unit x 0 Dwelling Units = \$0.00
\$430.00 / Unit x 1 Dwelling Units= \$430.00	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: **Endorsed 02/14/2018**