

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

May 20, 2022

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

**Subject: Terra Ridge North Rezone (P-227)**

Kylie,

The Community Services Department has reviewed the Terra Ridge North Rezone application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by Phillip & Jennifer Miles to the rezone lots 5 & 6 in Terra Ridge Estates from RR-5 to RR-2.5. The property is a 39.72 acre undeveloped site located south east of the intersection of Black Forest Road and Hodgen Road in El Paso County, Colorado.

The applicant intends to rezone the property from RR-5 to RR-2.5. This will allow the site to be replatted into 11 residential lots with a minimum lot size of 2.5 acres.

The 2013 County Parks Master Plan does not show any facilities impacted by the rezone. The proposed Fox Run Regional Trail is shown west of Black Forest Road. This proposed trail would not affect the development. The proposed Pipeline Secondary Regional Trail is shown .5 miles east of the development. This trail would not be impacted either.

The required El Paso County Park fees will be calculated upon future submittal of final plat(s). At the time of this review, the 2022 estimated park fees for 11 dwelling units would total \$5,060 in regional park fees.

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

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

May 20, 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.

<b>Name:</b>	Terra Ridge North Rezone	<b>Application Type:</b>	Rezone
<b>PCD Reference #:</b>	P-227	<b>Total Acreage:</b>	39.72
		<b>Total # of Dwelling Units:</b>	11
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.69
		<b>Regional Park Area:</b>	2
Phillip & Jennifer Miles	Lodestar Engineering, LLC	<b>Urban Park Area:</b>	2
14630 Fox Creek Lane	PO Box 88461	<b>Existing Zoning Code:</b>	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80908	<b>Proposed Zoning Code:</b>	RR-2.25

**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 11 Dwelling Units = 0.213

**Total Regional Park Acres: 0.213**

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 11 Dwelling Units = 0.00

Community: 0.00625 Acres x 11 Dwelling Units = 0.00

**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 11 Dwelling Units = \$5,060

**Total Regional Park Fees: \$5,060**

**Urban Park Area: 2**

Neighborhood: \$114 / Dwelling Unit x 11 Dwelling Units = \$0

Community: \$176 / Dwelling Unit x 11 Dwelling Units = \$0

**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Required El Paso County Park fees will be calculated upon future submittal of final plat(s). At the time of this review, the 2022 estimated park fees for 11 dwelling units would total \$5,060 in regional park fees.

Park Advisory Board Recommendation: No PAB Endorsement Necessary

### Terra Ridge Rezone

- SubjectProperty
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- EPC\_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Terra Ridge Rezone

