

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 1, 2021

Ryan Howser  
Planner  
El Paso County Planning & Community Development Department

**Subject: Treasured Acres Minor Subdivision (MS-219)**

Ryan,

The Park Operations Division of the Community Services Department has reviewed the Treasured Acres Minor Subdivision application and has the following comments of behalf of El Paso County Parks.

The subject property is located north of Burgess Road off of Green Acres Lane in the Black Forest. An existing gravel road along the south boundary line currently provides access to property. The site is comprised of 15 acres more or less. This request by Alessi and Associates is to subdivide the 15 acre lot into three lots of 5 acres each. The zoning is currently RR-5 and will remain zoned RR-5.

This site is located within the Black Forest South Candidate Open Space. The headwaters of numerous creeks and streams radiate from this area, including Black Squirrel Creek, Kettle Creek, Cherry Creek, and Sand Creek. The Black Forest is unique in that it is the only place in Colorado where montane forest grows east of the Front Range and foothills.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The proposed Burgess Road Bicycle Route runs along Burgess Road, but would not be affected because it is in the public right of way. Black Forest Section 16 is located  $\frac{3}{4}$  mile to the west of the subdivision while the Pineries Open Spaces is located  $\frac{1}{2}$  mile to the north. No trail easements or park land dedication will be necessary for this development.



**Staff Recommendation:**

*Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving the Treasured Acres Minor Subdivision: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,380 which will be required at the time of recording of future 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

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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:	Treasured Acres Filing No. 1	Application Type:	Minor Subdivision
PCD Reference #:	MS-219	Total Acreage:	15.00
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.50
	Joseph Alessi	Regional Park Area:	2
Jerry and Sharon Lomax	Alessi and Associates	Urban Park Area:	2
11750 Green Acres Lane	2989 Broadmoor Valley Road, Suite C	Existing Zoning Code:	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80906	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.
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LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 3 Dwelling Units = 0.058		Neighborhood:	0.00375 Acres x 3 Dwelling Units =	0.00
Total Regional Park Acres: 0.058		Community:	0.00625 Acres x 3 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:		\$114 / Dwelling Unit x 3 Dwelling Units = \$0
\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380		Community:		\$176 / Dwelling Unit x 3 Dwelling Units = \$0
Total Regional Park Fees: \$1,380		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Treasured Acres Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.
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Park Advisory Board Recommendation: No PAB Endorsement Necessary

