

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 14, 2020

John Green  
Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Miles Subdivision Preliminary Plan**

Hello John,

The Community Services Department has reviewed the Miles Subdivision Preliminary Plan and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the El Paso County Parks Advisory Board on January 13, and its recommendation will be sent after the meeting.

This application for a Preliminary Plan is being made by Phillip Shay and Jennifer Miles who is the owner of the property. The applicants are proposing to include their property into the adjacent JeniShay Farms subdivision. The property is located southwest of Baptist Road and Hodge Road, is zoned RR-5, and totals 39.72 acres. The applicant is proposing to subdivide the property into 7 residential lots.

The 2013 El Paso County Parks Master Plan shows no trails or facilities impacted by the project. The proposed Hodgen Road bicycle route is located north of the property ½ mile. This bicycle route is in the public right of way and would not be impacted by the proposed project. The property is not located within any candidate open space land. Staff recommends fees in lieu of land dedication as outlined below to be required at the time of recording of forthcoming final plat(s).

**Staff Recommendation**

*Recommend that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Miles Subdivision Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,269.*



Sincerely,

Jason Meyer  
Planning Supervisor  
Community Services Department  
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