

**COMMUNITY SERVICES DEPARTMENT**

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

June 29, 2021

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

**Subject: Miles Subdivision Preliminary Plan (SP-209)**

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for the Miles Subdivision Preliminary Plan on behalf of El Paso County Parks. There does not appear to be any substantial changes to the application that would affect parks, trails, or open space. This application was previously reviewed and the following recommendation for the was presented to and endorsed by the Park Advisory Board on January 13, 2021:

*A request by Lodestar Engineering, LLC, on behalf of Phillip and Jennifer Miles, for the Miles Subdivision Preliminary Plan. The site is located east of Black Forest Road and south of Hodgen Road. The property consists of 39.72 acres and includes nine proposed residential lots with a minimum lot size of 5 acres. The site is currently zoned RR-5.*

*The letter of intent outlines the applicant is proposing to include the 39.72-acre property into the adjacent JeniShay Farms subdivision which is located immediately south of this site. Of the proposed nine lots, two existing residential lots within the JeniShay Farms subdivision are included in this application for access and grading purposes. Since these two lots were already subdivided as part of the JeniShay Farms subdivision, these two lots are not subject to park fees.*

*The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Hodgen Road bicycle route is located 0.5 mile north of the project site, while the Pipeline Trail is located 0.5 miles east of the project site. The Miles Subdivision does not lie within any candidate open space area.*

*As no park land or trail easement dedications are necessary for this application, Parks staff recommends fees in lieu of land dedication for regional park purposes on the forthcoming final plat as shown below.*



In January 2021, the Park Advisory Board endorsed the Miles Subdivision Preliminary Plan with the following recommendation:

*“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions 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 will be due at recording of the forthcoming 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

June 29, 2021

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>	Miles Subdivision	<b>Application Type:</b>	Prelim. Plan
<b>PCD Reference #:</b>	SP-209	<b>Total Acreage:</b>	39.72
		<b>Total # of Dwelling Units:</b>	7
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.44
Phillip & Jennifer Miles	Lodestar Engineering	<b>Regional Park Area:</b>	2
15630 Fox Creek Lane	Po Box 88461	<b>Urban Park Area:</b>	1
Colorado Springs, CO 80908	Colorado Springs, CO 80908	<b>Existing Zoning Code:</b>	RR-5
		<b>Proposed Zoning Code:</b>	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.

**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 7 Dwelling Units = 0.136  
**Total Regional Park Acres: 0.136**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 1**

Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 7 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$467 / Dwelling Unit x 7 Dwelling Units = \$3,269  
**Total Regional Park Fees: \$3,269**

**Urban Park Area: 1**

Neighborhood: \$116 / Dwelling Unit x 7 Dwelling Units = \$0  
 Community: \$179 / Dwelling Unit x 7 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

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.**

Park Advisory Board Recommendation:

N/A

Hodgen Road Route

Miles Subdivision

Pipeline Trail

Vollmer Road Route

Palmer Divide Regional Trail

Black Forest North  
Candidate Open  
Space

### Miles Subdivision

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  El Paso County Parks
-  Candidate Open Space Land
-  Public Schools
-  Parcels
-  Streams

0.5 0.25 0 Miles



Black Forest Section 16

Palmer Divide Regional Trail  
Fineries Trail Loop