

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Miles Subdivision Preliminary Plan

Agenda Date: January 13, 2021

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

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.

Recommended Motion (Preliminary Plan):

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.

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

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

December 10, 2020

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

LAND REQUIREMENTS

Regional Park Area: 2

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

Urban Density (>= 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:

PAB Endorsed 01/13/2021