



EL PASO COUNTY

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August 31, 2021

Ryan Howser
Planner
El Paso County Planning & Community Development Department

Subject: HCD Properties Minor Subdivision (MS-218)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the HCD Properties Minor Subdivision Plan and has the following comments of behalf of El Paso County Parks.

The subject property is located south of Platte Avenue and east of North Powers Boulevard. The 7.13 acre parcel is considered an illegal division of land because it is less than 35 acres and was conveyed by deed rather than being divided through the El Paso County subdivision process. The purpose of the subdivision is to provide a legal subdivision, enabling the land owner to proceed with a Site Development Plan and Special Use for a Contractors Equipment Yard.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed City of Colorado Springs' East Fork Sand Creek Trail is .5 miles east of the subject property. The property is not located within any Candidate Open Space areas.

No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,
Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



Development Application Permit Review



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

August 31, 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.

Name:	HCD Properties Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-218	Total Acreage:	7.13
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
	Darin Weiss	Regional Park Area:	4
HCD Properties LLC	T-Bone Construction	Urban Park Area:	5
2435 Majestic Plains Court	1310 Ford Street	Existing Zoning Code:	CS
Colorado Springs, CO 80915	Colorado Springs, CO 80915	Proposed Zoning Code:	CS

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: 4

0.0194 Acres x 0 Dwelling Units = 0.000
Total Regional Park Acres: 0.000

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

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
 Community: 0.00625 Acres x 0 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 5

Neighborhood: \$114 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$176 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

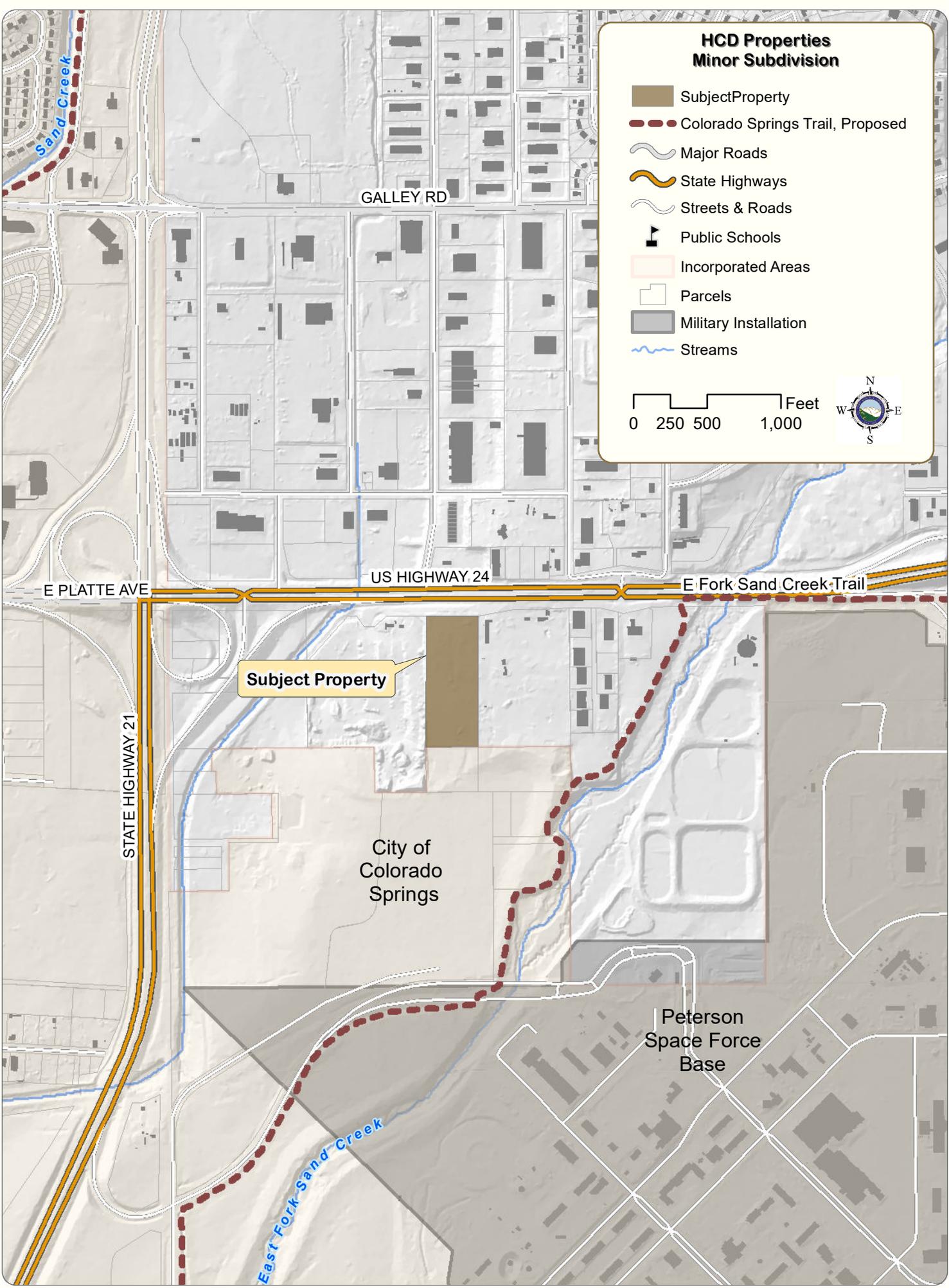
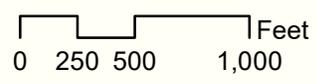
ADDITIONAL RECOMMENDATIONS

Staff Recommendation: No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.

Park Advisory Board Recommendation: No PAB endorsement necessary

HCD Properties Minor Subdivision

- SubjectProperty
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Public Schools
- Incorporated Areas
- Parcels
- Military Installation
- Streams



GALLEY RD

E PLATTE AVE

US HIGHWAY 24

E Fork Sand Creek Trail

Subject Property

City of
Colorado
Springs

Peterson
Space Force
Base

STATE HIGHWAY 21

East Fork Sand Creek

Sand Creek