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DEPARTMENT OF COMMUNITY SERVICES

July 5, 2019

Ryan Howser
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Canyon Creek Ranch Minor Subdivision (MS-22-013)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the development application for the Canyon Creek Ranch Minor Subdivision, and is providing the following final comments on behalf of El Paso County Parks:

The Canyon Creek Ranch Minor Subdivision consists of three (3) residential lots and two open space tracts totaling 24.65 acres, with a minimum lot size of 5.04 acres. Zoned RR-5 for rural residential land uses, the property is located west of Milam Road at the western terminus of Creek View Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Milam Road Secondary Regional Trail and the proposed Burgess Road Bicycle Route are both located approximately 0.50 mile east of the project location. Furthermore, the existing Black Forest Regional Park and the proposed Black Forest Primary Regional Trail and proposed Shoup Road Bicycle Route are all located approximately 0.75 mile north and northeast of the project site. The proposed bicycle routes, as well as the Black Forest Primary Regional Trail, will be constructed and maintained within the dedicated public rights-of-way, so no trail easement requests are necessary. The applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Canyon Creek Ranch Minor Subdivision falls completely within the bounds of the updated Black Forest South Candidate Open Space Area, along the southern banks of Kettle Creek. Open space attribute values here include the Kettle Creek corridor, unique geologic features, surface water and wetland areas, floodplains, moderate wildlife impacts, and the southernmost reaches of Ponderosa Pine forests along the southern boundary of Black Forest.

The applicant has included two open space tracts comprising 7.6 acres, or nearly 31% of the total project acreage, to protect Kettle Creek and its unique drainage features. While the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD, staff appreciates the inclusion of the open space tracts and the continuing conservation of the Kettle Creek corridor.

As no park lands or trail easement dedications are necessary for this minor subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Canyon Creek Ranch Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

**Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services**

February 16, 2023

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:	Canyon Creek Ranch Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-22-013	Total Acreage:	24.65
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.30
Gregg & Jannette Cawfield	Land Development Consultants, Inc.	Regional Park Area:	2
4310 Saxton Hollow Road	Daniel L. Kupferer, PL	Urban Park Area:	2
Colorado Springs, CO 80908	3898 Maizeland Road	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80909	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

Urban Density (>= 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
Total Regional Park Acres: 0.058

Neighborhood:	0.00375 Acres x 3 Dwelling Units =	0.00
Community:	0.00625 Acres x 3 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 2

\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380
Total Regional Park Fees: \$1,380

Neighborhood:	\$114 / Dwelling Unit x 3 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 3 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Canyon Creek Ranch Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary