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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 7, 2019

Nina Ruiz  
Project Manager  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Walker Minor Subdivision (MS-19-004)**

Good Afternoon Nina,

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

The Walker Minor Subdivision comprised of (3) residential lots on 40.77 acres is zoned RR-5, with a minimum lot size of 5.10 acres. The property is situated along Walker Road, immediately northeast of its intersection with SH 83. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan does not show any park or trail facilities impacted by the project. The proposed on-street Walker Road Bicycle route traverses east-west on SH 105/ Walker Road, ¼ mile south of the proposed residential lots. Furthermore, the proposed Cherry Creek Regional Trail runs north/south adjacent to SH 83, ½ mile west of the Walker property.

The Park Advisory Board does not review and endorse minor subdivision applications, so these comments are provided administratively.

### **Recommendation:**

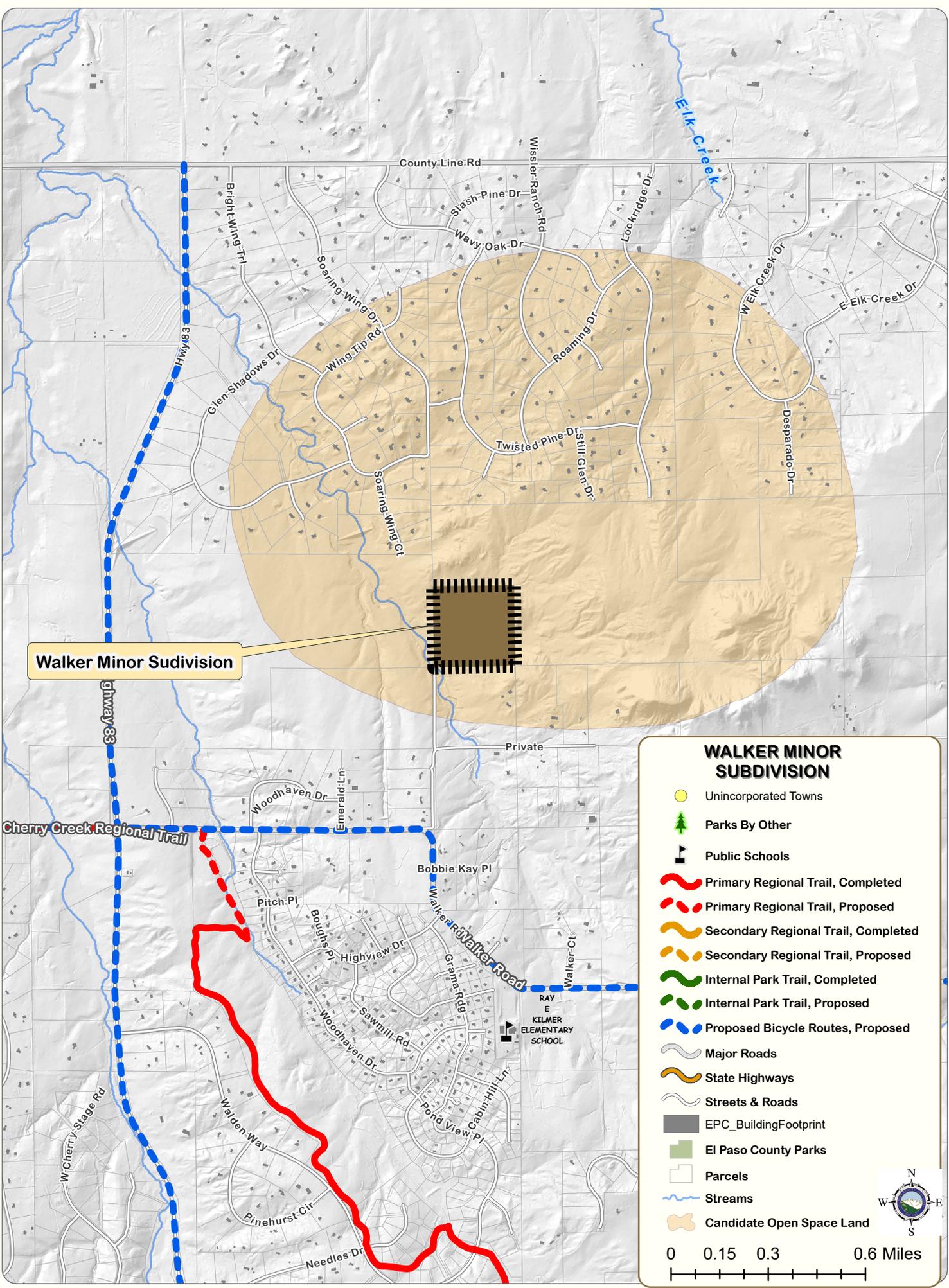
Recommend to the Planning Commission and Board of County Commissioners that approval of the Walker Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,368.

Sincerely,  
Paul Whalen  
Landscape Architect  
Planning Division  
Community Services Department  
[paulwhalen@elpasoco.com](mailto:paulwhalen@elpasoco.com)

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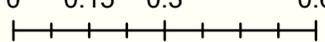
**Walker Minor Subdivision**

### WALKER MINOR SUBDIVISION

- Unincorporated Towns
- ▲ Parks By Other
- Public Schools
- 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
- Major Roads
- State Highways
- Streets & Roads
- EPC\_BuildingFootprint
- El Paso County Parks
- Parcels
- Streams
- Candidate Open Space Land



0 0.15 0.3 0.6 Miles



# Development Application Permit Review



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

May 7, 2019

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>	Walker Minor Subdivision	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS-19-004	<b>Total Acreage:</b>	40.77
		<b>Total # of Dwelling Units:</b>	3
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.18
G3 Investments, INC	Alessi & Associates, INC.	<b>Regional Park Area:</b>	2
George Hess	Joseph Alessi	<b>Urban Park Area:</b>	1
1710 Jet Stream Drive #200	2989 Broadmoor Valley Road	<b>Existing Zoning Code:</b>	RR-5
Colorado Springs, CO 80921	Colorado Springs, CO 80906	<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 3 Dwelling Units = 0.058  
**Total Regional Park Acres: 0.058**

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

**Urban Park Area: 1**

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**

\$456 / Dwelling Unit x 3 Dwelling Units = \$1,368  
**Total Regional Park Fees: \$1,368**

**Urban Park Area: 1**

Neighborhood: \$113 / Dwelling Unit x 3 Dwelling Units = \$0  
 Community: \$175 / 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 Walker Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,368.

**Park Advisory Board Recommendation:**

**PAB Endorsement Not Required**