



EL PASO COUNTY

COLORADO

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 9, 2024

Joe Letke
Planner II
El Paso County Development Services Department

Subject: Greaves Vacation Replat (VR243)

Joe,

The Parks and Community Services Department has reviewed the Greaves Vacation Replat application and is submitting the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board on June 12th, 2024:

The Greaves vacation and replat is located along Snow Mass Drive in Black Forest. It is located northeast of the intersection of Vessey Drive and Black Forest Road. The site is 10.34 acres with the applicant proposing to subdivide the lot into two 5-acre residential lots.

The 2022 El Paso County Parks Master Plan shows one master-planned county trail being impacted by this application. The Palmer Divide Primary Regional Trail is located along Snow Mass Drive, which will provide a connection between Black Forest Regional Park and Pineries Open Space. Consistent with LDC requirements, County Parks will require trail easements where proposed projects impact county trails. For this application, a 25-ft wide public trail easement will be sought along the southern boundary of the site along Snow Mass Dive to allow for the future construction and public use of the trail.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$920 be due at recording of the final plat. Again, this application is scheduled for El Paso County Park Advisory Board consideration on June 12 and its recommendation will be provided after the hearing.

Recommended Motion:

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 Estates at Cathedral Pines Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$920 be due at recording of the final plat; (2) show on the final plat and dedicate to El Paso County a 25-foot trail easement, along the southern boundary of the site parallel to Snow Mass Drive.

Sincerely,

Jason Meyer
Park Planning Division Manager
El Paso County Parks and Community Services
jasonmeyer@elpasoco.com



**Development
Application
Permit
Review**



PARKS & COMMUNITY SERVICES DEPARTMENT

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

May 9, 2024

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:	Greaves Vacation Replat	Application Type:	Vacation / Replat
PCD Reference #:	VR243	Total Acreage:	10.34
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.48
Alan Greaves	M.V.E	Regional Park Area:	2
3880 Inspiration Dr	1903 Lelaray St	Urban Park Area:	2
	Ste. 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80917	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 2 Dwelling Units =	Neighborhood: 0.00375 Acres x 2 Dwelling Units =	0.039	0.00
Total Regional Park Acres: 0.039	Community: 0.00625 Acres x 2 Dwelling Units =	0.00	0.00
	Total Urban Park Acres: 0.00		
FEE REQUIREMENTS	Urban Park Area: 2		
Regional Park Area: 2	Neighborhood: \$114 / Dwelling Unit x 2 Dwelling Units =	\$920	\$0
\$460 / Dwelling Unit x 2 Dwelling Units =	Community: \$176 / Dwelling Unit x 2 Dwelling Units =	\$920	\$0
Total Regional Park Fees: \$920	Total Urban Park Fees: \$0		

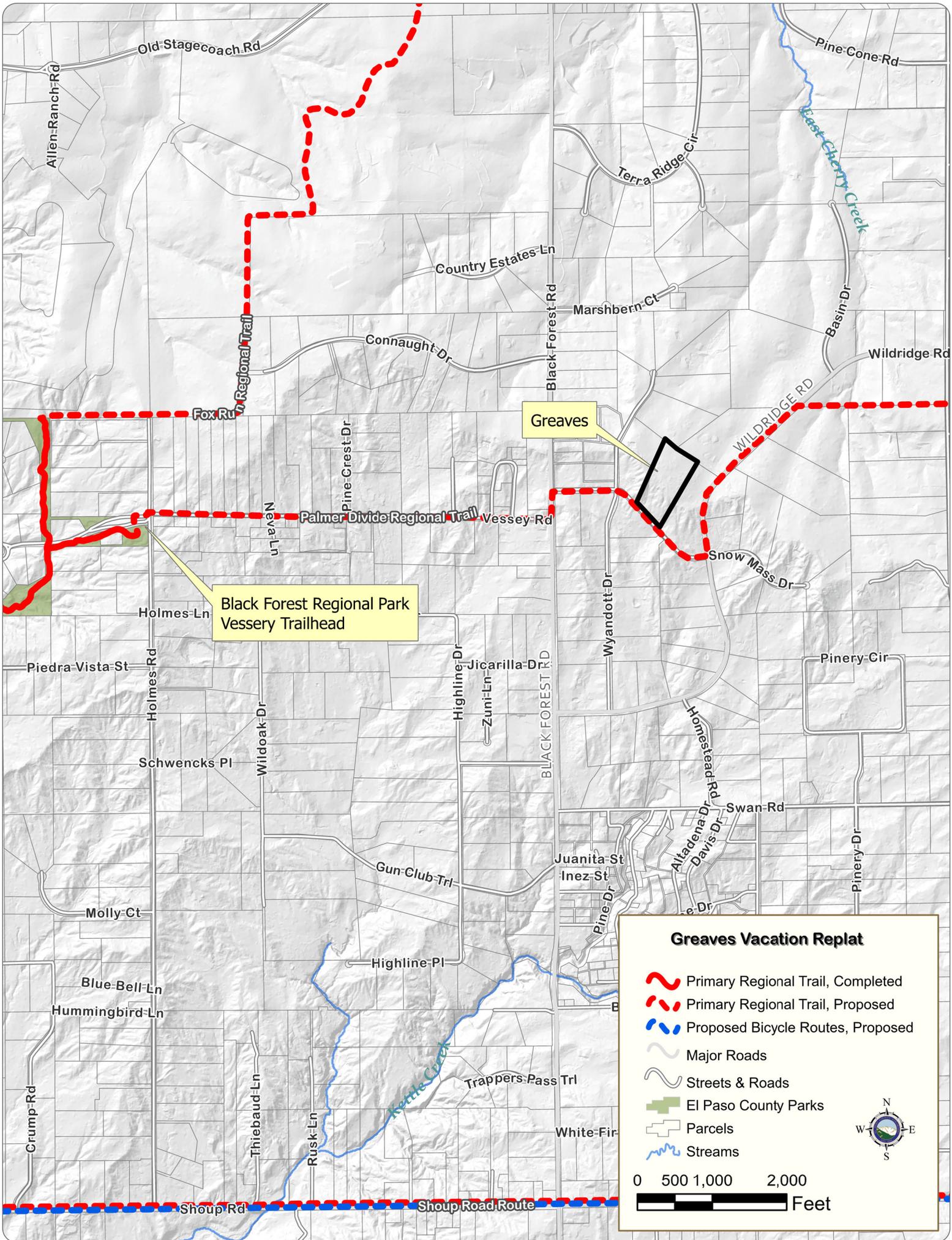
ADDITIONAL RECOMMENDATIONS

Staff 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 Estates at Cathedral Pines Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$920 be due at recording of the final plat; (2) show on the final plat and dedicate to El Paso County a 25-foot trail easement, along the southern boundary of the site parallel to Snow Mass Drive.

Park Advisory Board Recommendation:

TBD



**Black Forest Regional Park
Vessery Trailhead**

Greaves

Greaves Vacation Replat

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  El Paso County Parks
-  Parcels
-  Streams

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 Feet

