



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 9, 2023

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

Subject: 3750 Hill Drive Vacation and Replat (VR-23-008)

Hello Ryan,

The Planning Division of the Parks and Community Services Department has reviewed the development application for the 3750 Hill Drive Vacation and Replat, and is providing the following administrative comments on behalf of El Paso County Parks:

The 3750 Hill Drive Vacation and Replat consists of the platting of a single residential lot, previously deeded from portions of 4 different parcels. The site is approximately 0.60 acres in size and will contain an existing residential unit, as well as a proposed garage. Zoned A-5 and RS-20,000 for agricultural and residential land uses, the property is located near the intersection of Pine Lane and Hill Drive.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed platting. The site is unique, as it is located in far southwest Colorado Springs, in an unincorporated enclave southwest of the Broadmoor Resort and Country Club. No public recreation facilities, whether owned and managed by either El Paso County, the City of Colorado Springs, or the U.S. Forest Services are located near the property. Other than the Broadmoor's various private golf courses, the nearest recreational facility is the Broadmoor-owned Seven Falls visitor attraction, nearly 1.25 miles from the subject property. The City of Colorado Springs' North Cheyenne Canon Park, with its numerous hiking trails and the Starsmore Visitor and Nature Center and the Helen Hunt Falls Visitor Center, are located 1.5 to 2 miles from the site.

As no park lands or trail easement dedications are necessary for this one-lot vacation and replat, El Paso County Parks staff recommends fees in lieu of land for regional and urban 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 3750 Hill Drive Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$460 and urban park purposes in the amount of \$290.

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

Sincerely,



Ross A. Williams
Park Planner
Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

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

May 9, 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:	3750 Hill Drive Vacation and Replat	Application Type:	Vacation / Replat
PCD Reference #:	VR-23-008	Total Acreage:	0.60
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	1
Sean & Whitney O'Connell	LGA Studios	Dwelling Units Per 2.5 Acres:	4.17
3725 Hill Drive	Joni A. Zimmerman	Regional Park Area:	3
Colorado Springs, CO 80906	201 East Las Animas Street, Suite 113	Urban Park Area:	5
	Colorado Springs, CO 80903	Existing Zoning Code:	RS-20,000
		Proposed Zoning Code:	RS-20,000

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): **YES**

Regional Park Area: 3

Urban Park Area: 5

0.0194 Acres x 1 Dwelling Units = 0.019
Total Regional Park Acres: 0.019

Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00
Community:	0.00625 Acres x 0 Dwelling Units =	0.01
	Total Urban Park Acres:	0.01

FEE REQUIREMENTS

Regional Park Area: 3

Urban Park Area: 5

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

Neighborhood:	\$114 / Dwelling Unit x 0 Dwelling Units =	\$114
Community:	\$176 / Dwelling Unit x 0 Dwelling Units =	\$176
	Total Urban Park Fees:	\$290

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the 3750 Hill Drive Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$460 and urban park purposes in the amount of \$290.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary