

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 3, 2021

John Green  
Planner  
El Paso County Planning & Community Development Department

**Subject: Gary Hammann Minor Subdivision (SF-2141)**

John,

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

The Gary Hammann Minor Subdivision consists of 4 residential lots totaling 19.31 acres. The site is bordered by Murr Road to the west and Jones Road to the north. The property is about 6 miles southeast of Falcon.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Judge Orr Road Secondary Regional trail alignment runs along Jones Road. But the trail alignment is 1,200' east of the subject property so no trail easements are necessary. The property is also not located within any Candidate Open Space areas

As no park lands or trail easement dedications are necessary for this filing, 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:**

Staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Gary Hammann Minor Subdivision: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Sincerely,  
Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

December 3, 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:	Gary Hammann SF subdivision	Application Type:	Minor Subdivision
PCD Reference #:	SF-2141	Total Acreage:	19.31
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.52
G & D Hammann Ohana Trust	G & D Hammann Ohana Trust	Regional Park Area:	4
Gary Hammann	Gary Hammann	Urban Park Area:	3
17825 Jones Road	17825 Jones Road	Existing Zoning Code:	RR-5
Colorado Springs, CO 80831	Colorado Springs, CO 80831	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.
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LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 3		
0.0194 Acres x 4 Dwelling Units = 0.078		Neighborhood:	0.00375 Acres x 4 Dwelling Units =	0.00
Total Regional Park Acres: 0.078		Community:	0.00625 Acres x 4 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 4 Dwelling Units =	\$0
\$460 / Dwelling Unit x 4 Dwelling Units = \$1,840		Community:	\$176 / Dwelling Unit x 4 Dwelling Units =	\$0
Total Regional Park Fees: \$1,840		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 Gary Hammann Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.
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Park Advisory Board Recommendation: No PAB Endorsement Necessary


**Gary Hammann  
Minor Subdivision**


 SubjectProperty


 Secondary Regional Trail, Proposed

 2013 Master Plan Trails

 Major Roads

 Streets & Roads

 Parcels

 EPC\_BuildingFootprint

0 250 500 1,000 Feet



Judge Orr Trail

Rosebud Ln

Jones Rd

Murr Rd

Subject Property

Blue Stallion Dr

Sage Crest Rd

Wagon Train Loop