

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Viewpoint Estates Filing No.2 Preliminary Plan & Final Plat

**Agenda Date:** January 12, 2022

**Agenda Item Number:** #6A

**Presenter:** Greg Stachon, Landscape Architect

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request by MVE, Inc. on behalf of Viewpoint Estates LLC for preliminary plan and final plat approval of Viewpoint Estates Filing No.2. The subject property totals 24.3 acres and will include 7 residential lots of no more than 2.5 acres. The site is located on the north side of Highway 94, west of Ellicott, CO. The property is zoned RR-2.5.

The El Paso County Parks Master Plan (2013) does shows two proposed trails in the vicinity of this project. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. The proposed Highway 94 Secondary Regional Trail also runs east to west along Highway 94. The proposed Highway 94 Bicycle Route would not be affected by the project because it will be accommodated within the public right of way. The proposed Highway 94 Secondary Regional Trail would not be affected either because its alignment is on the south side of Highway 94. The property is not located within any candidate open space land.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional park purposes in the amount of \$3,220

#### **Recommended Motion (Preliminary Plan):**

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 Viewpoint Estates Filing No.2 Preliminary Plan: require fees in lieu of land dedication for regional park purposes on forthcoming final plat.

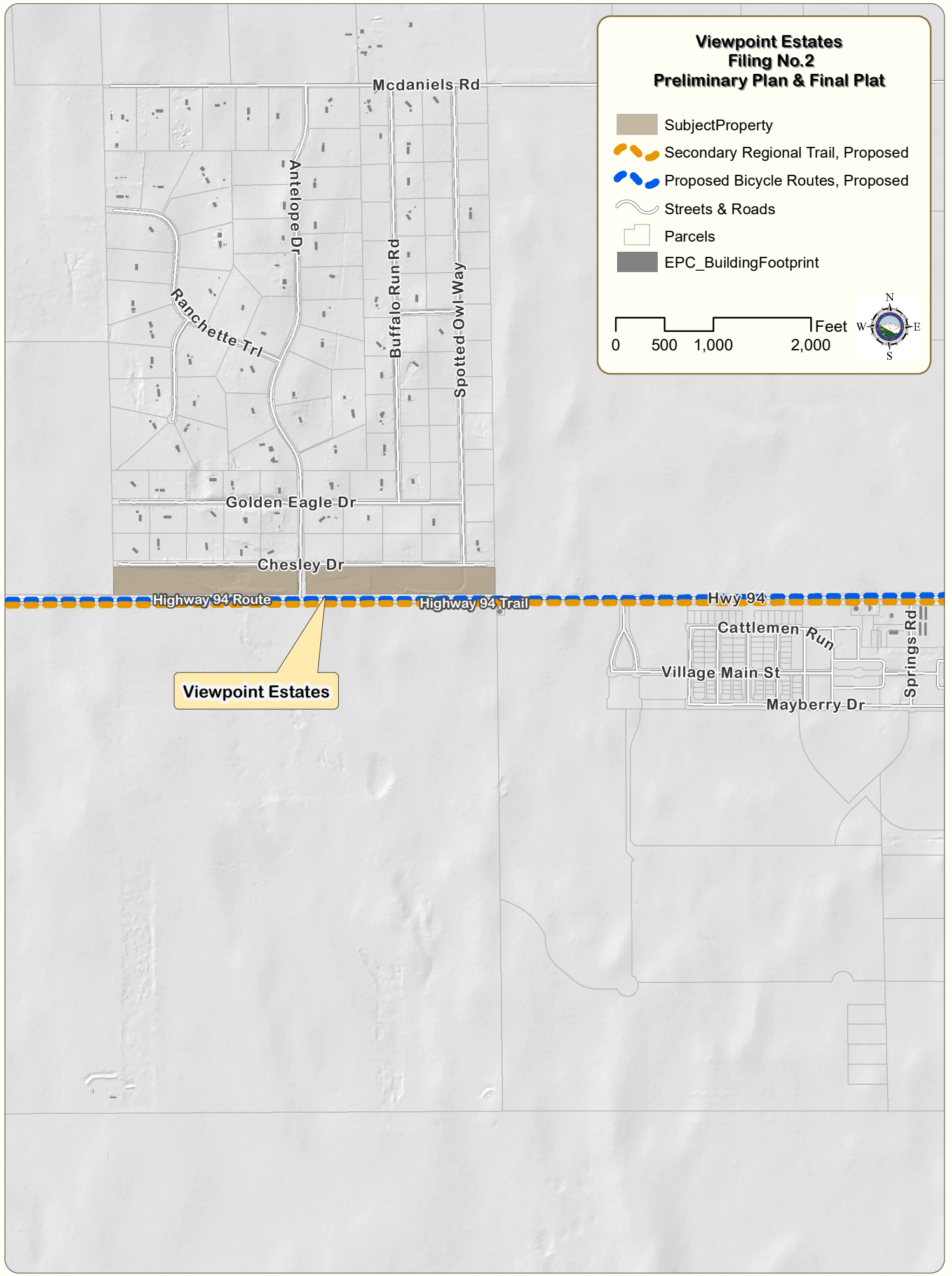
#### **Recommended Motion (Filing No. 1 Final Plat):**

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 Viewpoint Estates Filing No.2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,220.

**Viewpoint Estates  
Filing No.2  
Preliminary Plan & Final Plat**

-  SubjectProperty
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Streets & Roads
-  Parcels
-  EPC\_BuildingFootprint

0 500 1,000 2,000 Feet



**Viewpoint Estates**

Development  
Application  
Permit  
Review



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

January 12, 2022

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:	Viewpoint Estates Filing No.2	Application Type:	Preliminary Plan
PCD Reference #:	SP215	Total Acreage:	24.33
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.72
		Regional Park Area:	4
MVE, Inc.	Viewpoint Estates, LLC	Urban Park Area:	5
1903 Lelaray Street, Suite 200	PO Box 6797	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80909	Colorado Springs, CO 80934	Proposed Zoning Code:	RR-2.5

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: 5		
0.0194 Acres x 7 Dwelling Units = 0.136		Neighborhood:	0.00375 Acres x 7 Dwelling Units =	0.00
Total Regional Park Acres: 0.136		Community:	0.00625 Acres x 7 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 7 Dwelling Units =	\$0
\$460 / Dwelling Unit x 7 Dwelling Units = \$3,220		Community:	\$176 / Dwelling Unit x 7 Dwelling Units =	\$0
Total Regional Park Fees: \$3,220		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 Viewpoint Estates Filing No.2 Preliminary Plan: require fees in lieu of land dedication for regional park purposes on forthcoming final plat.
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Park Advisory Board Recommendation:

PAB Endorsed 01-12-2022