



**EL PASO COUNTY**

COMMISSIONERS:  
CAMI BREMER (CHAIR)  
CARRIE GEITNER (VICE -CHAIR)

**COLORADO**

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

October 16, 2024

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

**Subject: Rolling Hills Ranch Estates Filing No. 3 Final Plat (SF-24-023)**

Hello Scott,

The Park Planning Division of the Parks and Community Services Department has reviewed the Rolling Hills Ranch Estates Filing No. 3 Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

Rolling Hills Ranch Estates Filing No. 3 consists of one rural residential lot totaling 9.72 acres. Zoned RR-5 for rural residential land uses, the property is located south of East Highway 94 on South Page Road, approximately ten miles east of East Highway 24.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed subdivision. The proposed Highway 94 Primary Regional Trail is located approximately one mile north of the site, located on the south side of East Highway 94. There are no nearby parks or open spaces, and the site is located within an area of the County identified in the Parks Master Plan as a candidate regional park or open space area.

As no park lands or trail easement dedications are necessary for this 1-lot Final Plat, 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:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Rolling Hills Ranch Estates Filing No. 3 Final Plat includes the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$505.*

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

Sincerely,

Ross A. Williams  
Park Planner  
Park Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

**Development  
Application  
Permit  
Review**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

October 16, 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.

<b>Name:</b>	Roilling Hills Ranch Estates Filing No. 3 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-24-023	<b>Total Acreage:</b>	9.72
		<b>Total # of Dwelling Units:</b>	1
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.26
Debra Osban	Drexel, Barrell, and Company	<b>Regional Park Area:</b>	4
839 Queride Drive	Tim McConnell	<b>Urban Park Area:</b>	5
Colorado Springs, CO 80909	101 Sahwatch Street, Suite 100	<b>Existing Zoning Code:</b>	RR-5
	Colorado Springs, CO 80903	<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: 4**

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

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

**Urban Park Area: 5**

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

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$505 / Dwelling Unit x 1 Dwelling Units = \$505  
**Total Regional Park Fees: \$505**

**Urban Park Area: 5**

Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0  
 Community: \$184 / Dwelling Unit x 0 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 Rolling Hills Ranch Estates Filing No. 3 Final Plat includes the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$505.

Park Advisory Board Recommendation: No PAB Endorsement Necessary