

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Mariah Trail Filing No. 1 Final Plat

Agenda Date: July 12, 2023

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Atwell, LLC., on behalf of Thomas Kirk, Jr., for the Mariah Trail Filing No. 1 Final Plat, a six-lot rural residential development totaling 35 acres, with a minimum lot size of five acres. Zoned RR-5, the property is located 1.25 miles north of Walker Road at the southern terminus of Mariah Trail.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Fox Run Primary Regional Trail and the existing Cherry Creek Secondary Regional Trail are located 2.75 miles south and southwest of the property, respectively. Black Forest Regional Park and Fox Run Regional Park are located approximately 4.65 miles south and southwest of the project site, respectively. The proposed subdivision is not located within any Candidate Open Space Areas, and large 5-acre lots and an overall lack of natural drainages and wetland habitat reduce impacts on the surrounding natural prairie environment.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$3,030.

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 condition when considering and/or approving the Mariah Trail Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030.

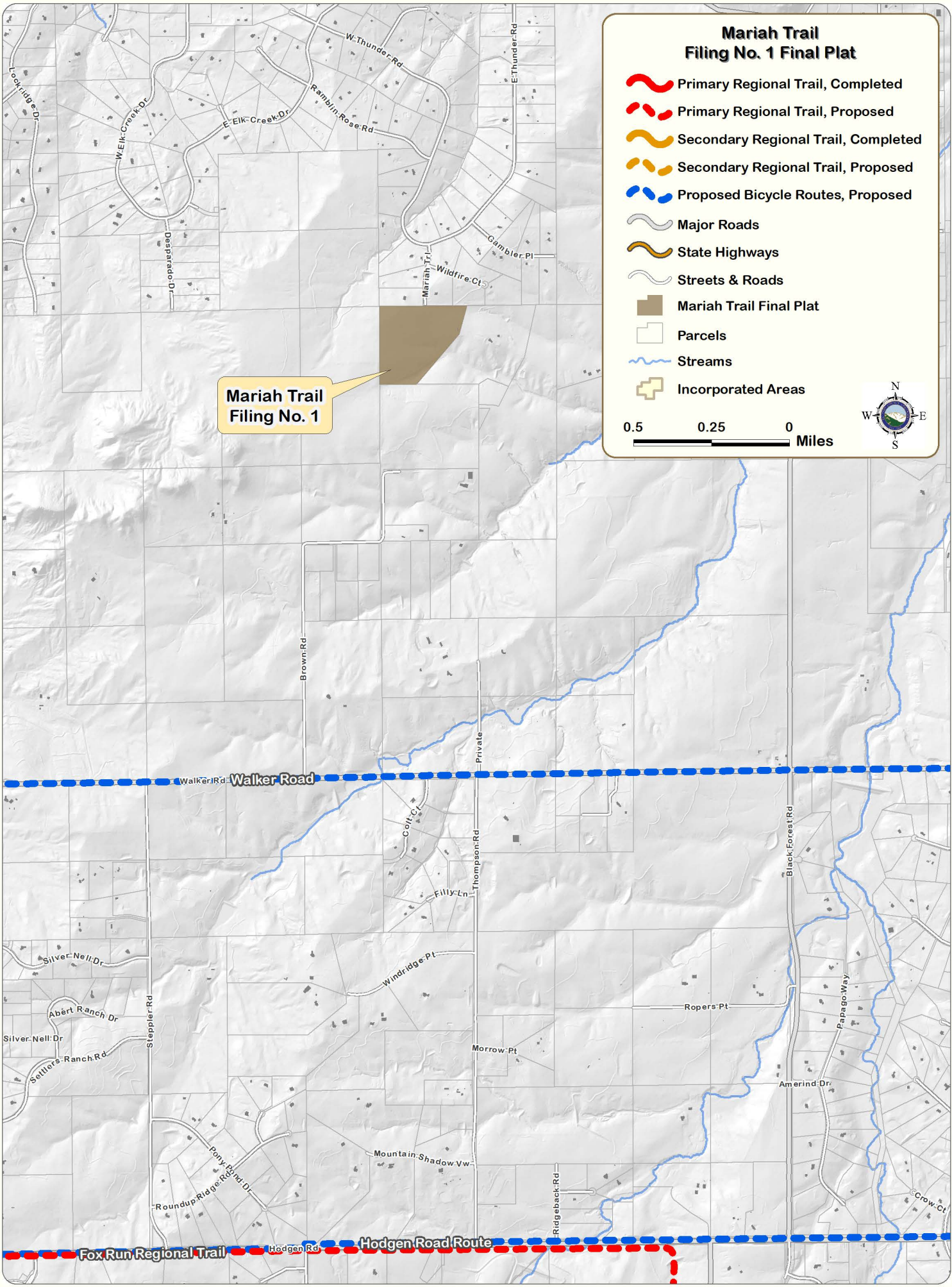
Mariah Trail Filing No. 1 Final Plat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Mariah Trail Final Plat
- Parcels
- Streams
- Incorporated Areas

0.5 0.25 0 Miles



Mariah Trail
Filing No. 1



**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT
 Park Operations - Recreation and Cultural Services
 Parks Planning - Environmental Services - CSU Extension Office

July 12, 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:	Mariah Trail Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-23-015	Total Acreage:	35.00
		Total # of Dwelling Units:	6
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.43
Thomas Kirk, Jr.	Atwell, LLC.	Regional Park Area:	2
19510 Mariah Trail	Richard Lyon, PE	Urban Park Area:	1
Colorado Springs, CO 80908	12295 Oracle Boulevard, Suite 200	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80921	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: 1

0.0194 Acres x 6 Dwelling Units = 0.116
Total Regional Park Acres: 0.116

Neighborhood:	0.00375 Acres x 6 Dwelling Units =	0.00
Community:	0.00625 Acres x 6 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1

\$505 / Dwelling Unit x 6 Dwelling Units = \$3,030
Total Regional Park Fees: \$3,030

Neighborhood:	\$119 / Dwelling Unit x 6 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 6 Dwelling Units =	\$0
	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 Mariah Trail Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030.

Park Advisory Board Recommendation:

PAB Endorsed 07/12/2023