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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

July 5, 2023

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

Subject: Mariah Trail Filing No. 1 Final Plat (SF-23-015)

Hello Kylie,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Mariah Trail Filing No. 1 Final Plat development application and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the El Paso County Park Advisory Board for endorsement on July 12, 2023:

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.

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

Sincerely,



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

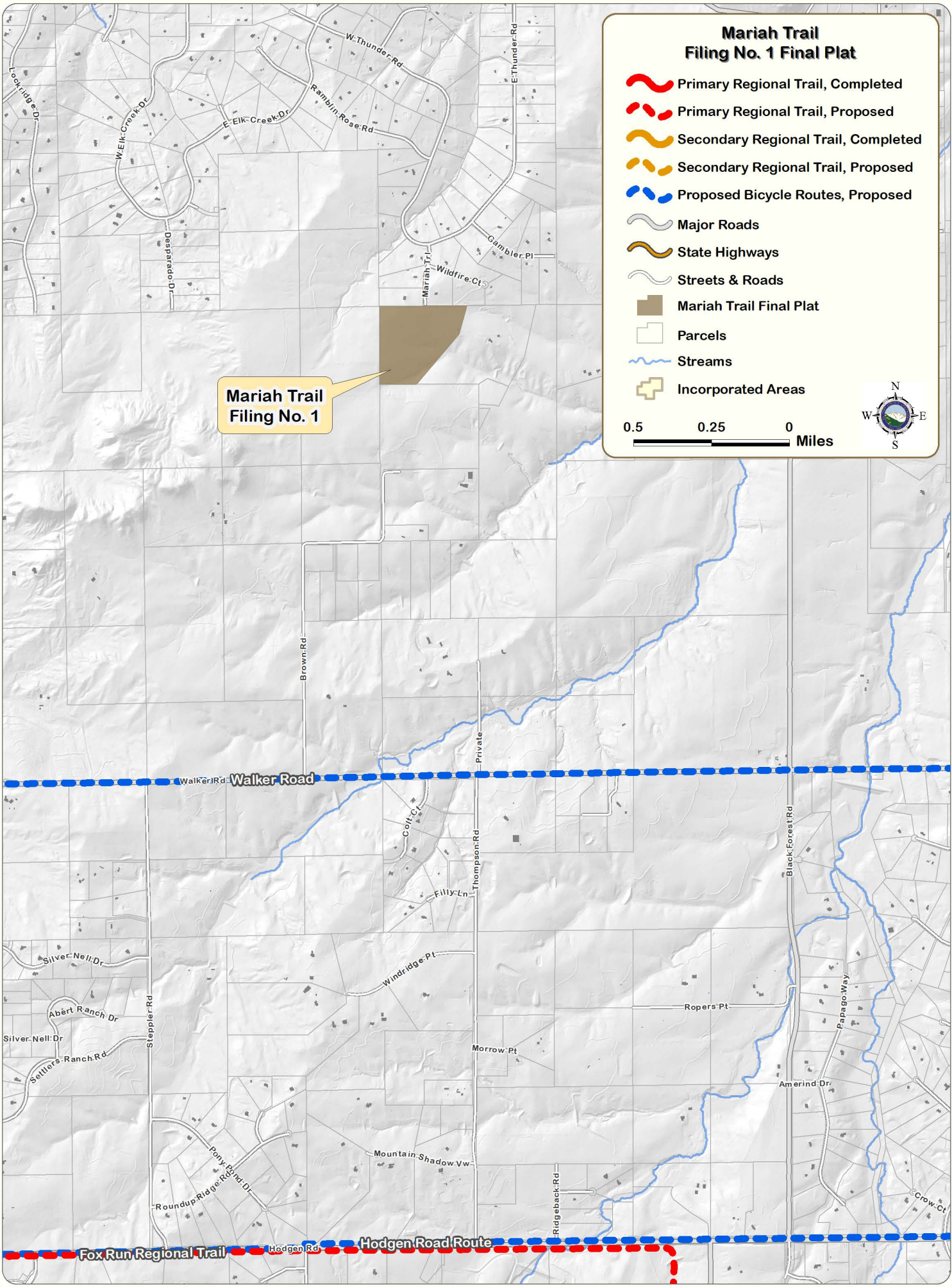
Mariah Trail Filing No. 1 Final Plat

- 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
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	6
Thomas Kirk, Jr.	Atwell, LLC.	Dwelling Units Per 2.5 Acres:	0.43
19510 Mariah Trail	Richard Lyon, PE	Regional Park Area:	2
Colorado Springs, CO 80908	12295 Oracle Boulevard, Suite 200	Urban Park Area:	1
	Colorado Springs, CO 80921	Existing Zoning Code:	RR-5
		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

0.0194 Acres x 6 Dwelling Units = 0.116

Total Regional Park Acres: 0.116

Urban Park Area: 1

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

\$505 / Dwelling Unit x 6 Dwelling Units = \$3,030

Total Regional Park Fees: \$3,030

Urban Park Area: 1

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: