



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

September 27, 2023

Joe Letke
Project Manager
El Paso County Development Services Department

Subject: Renehan Minor Subdivision (MS238)

Joe,

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

The Renehan Minor Subdivision consists of three residential lots totaling 34.2 acres, with a minimum lot size of 5 acres. The site is zoned RR-5 for rural residential land uses, the property is located on the north side of Burgess Road between Black Forest and Milam Road.

The El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The minor subdivision is one half of a mile south of Black Forest Regional Park. The south edge of the property borders the proposed Burgess Road Bicycle Route. The bicycle route will be accommodated within the public right of way in the future so there will be no impacts to the project site.

As no park lands or trail easement dedications are necessary for this minor subdivision, 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 and rezone applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Renehan Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,515.

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

Sincerely,

Greg Stachon
Landscape Architect
El Paso County Parks and Community Services Department
GregStachon@elpasoco.com