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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

September 27, 2023

Joe Letke  
Project Manager  
El Paso County Development Services Department

**Subject: Fairytale Acres Minor Subdivision and Rezone (MS-23-006, P-23-004)**

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](mailto:GregStachon@elpasoco.com)

# Development Application Permit Review



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

**September 27, 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.

<b>Name:</b>	Renehan Minor Subdivision	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS238	<b>Total Acreage:</b>	34.28
		<b>Total # of Dwelling Units:</b>	3
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.22
Jeff Renehan	LGA Studios	<b>Regional Park Area:</b>	2
640 Southpoint Court, Suite 150	Larry Gilland	<b>Urban Park Area:</b>	2
Colorado Springs, CO 80906	201 E Las Animas St, Suite 113	<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: 2**

0.0194 Acres x 3 Dwelling Units = 0.058  
**Total Regional Park Acres: 0.058**

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

**Urban Park Area: 2**

Neighborhood:	0.00375 Acres x 3 Dwelling Units =	0.00
Community:	0.00625 Acres x 3 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$505 / Dwelling Unit x 3 Dwelling Units = \$1,515  
**Total Regional Park Fees: \$1,515**

**Urban Park Area: 2**

Neighborhood:	\$119 / Dwelling Unit x 3 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 3 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

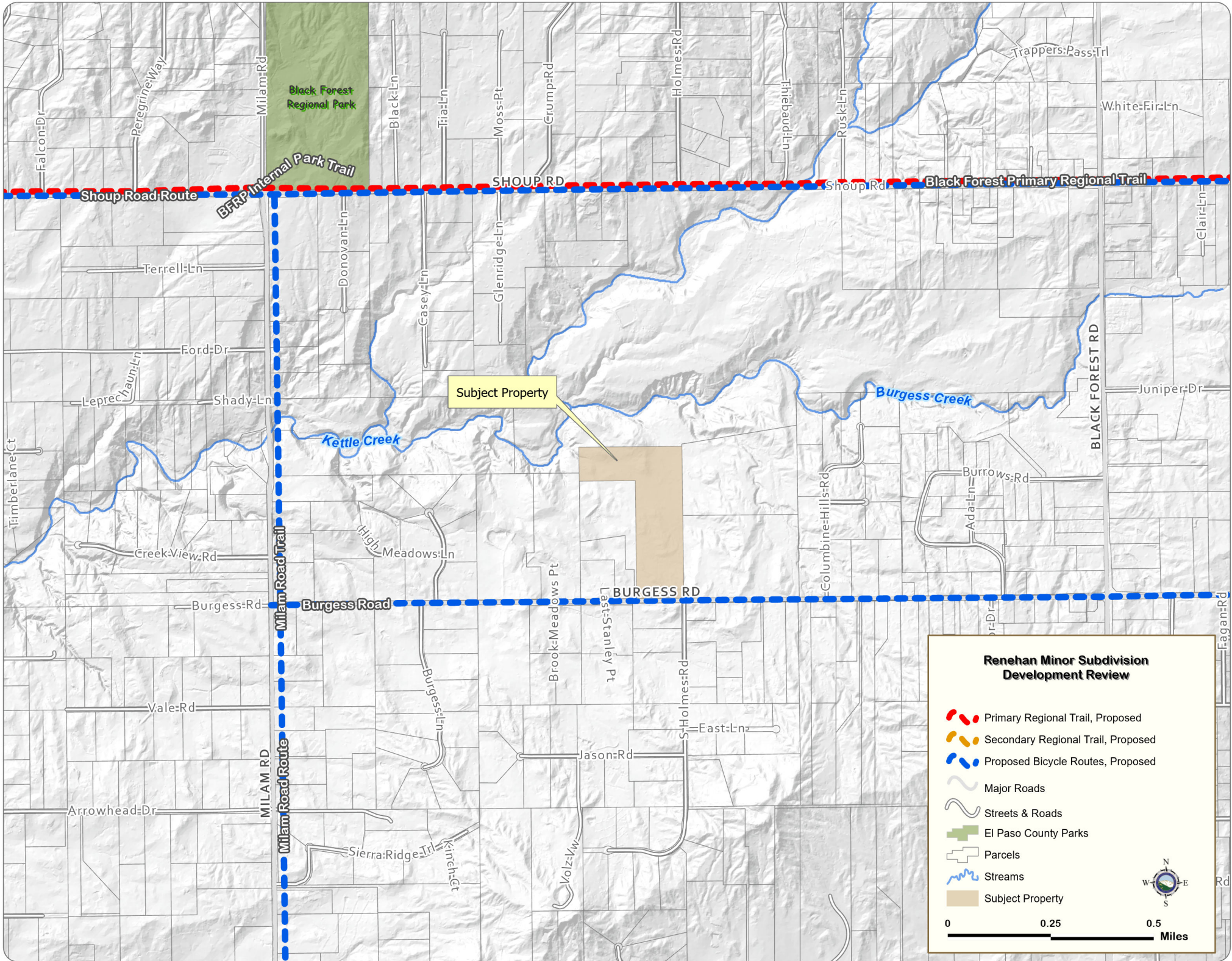
**ADDITIONAL RECOMMENDATIONS**

**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 Renehan Minor Subdivision: (1) fees in lieu of land dedication for regional park purposes in the total amount of \$1,515 will be required at the time of the recording of the Minor Subdivision.

**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**



Subject Property

**Renehan Minor Subdivision  
Development Review**

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- El Paso County Parks
- Parcels
- Streams
- Subject Property

0 0.25 0.5 Miles