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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 20, 2023

Christian Haas
Project Manager
El Paso County Development Services Department

Subject: Ponderosa Pines Estates Subdivision (VR2324)

Christian,

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

The applicant requests to create four lots out of two existing lots totaling 3.06 acres. The site is zoned RR 0.5, one half acre residential lots. The site is located on the south side of Highway 105 off Cloven Hoof Road between Monument and Palmer Lake, CO.

The El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The subdivision is $\frac{1}{4}$ of a mile south of the New Santa Fe Regional Trail on the other side of Highway 105. The New Santa Fe Open Space lies less than a mile to the northwest of the subdivision.

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 and urban 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 Ponderosa Pines Estates Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020 and urban park purposes in the amount of \$1,212 which are due at the time of recording of the final plat.

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

**Development
Application
Permit
Review**



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

December 20, 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: Ponderosa Pines Estates Subdivision
PCD Reference #: SF-23-001

Application Type: Vacation and Replat
Total Acreage: 3.07
Total # of Dwelling Units: 4
Dwelling Units Per 2.5 Acres: 3.26
Regional Park Area: 1
Urban Park Area: 1
Existing Zoning Code: RR-0.5
Proposed Zoning Code: RR-0.5

Applicant / Owner: Clifford Joyner
 1270 Fawnwood Road
 Monument, CO 80132

Owner's Representative: Clifford Joyner
 1270 Fawnwood Road
 Monument, CO 80132

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): **YES**

Regional Park Area: 1

0.0194 Acres x 4 Dwelling Units = 0.078

Total Regional Park Acres: 0.078

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.02

Community: 0.00625 Acres x 4 Dwelling Units = 0.03

Total Urban Park Acres: 0.04

FEE REQUIREMENTS

Regional Park Area: 1

\$505 / Dwelling Unit x 4 Dwelling Units = \$2,020

Total Regional Park Fees: \$2,020

Urban Park Area: 1

Neighborhood: \$119 / Dwelling Unit x 4 Dwelling Units = \$476

Community: \$184 / Dwelling Unit x 4 Dwelling Units = \$736

Total Urban Park Fees: \$1,212

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 Ponderosa Pines Vacation and Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020, and urban park fees in the amount of \$1,212.

Park Advisory Board Recommendation: No PAB Endorsement Necessary

