



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

June 28, 2023

Ryan Howser
Project Manager
El Paso County Planning & Community Development Department

Subject: Mayberry Filing No.4 CS Rezone - (CS233)

Ryan,

The Parks and Community Services Department has reviewed Mayberry Filing No.4 CS Rezone and is submitting the following comments on behalf of El Paso County Parks.

This is a request for approval by Mayberry Communities, LLC to rezone 4.28 acres from the PUD Zone to Commercial Services (CS). The application will be processed at the same time as a site development plan for eight commercial lots encompassing 9.6 acres. The Property is located on the southeast corner of State Highway 94 and the proposed Springs Road, which is west of Ellicott, Colorado. The proposed CS district will allow the developer to maintain compliance with the overall Mayberry Master Plan. The commercial lots will act as a buffer between Highway 94 and proposed suburban residential areas to the east, west, and south.

The El Paso County Parks Master Plan identifies two master-planned trails adjacent to the proposed facility. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. This proposed trail will not be impacted by the project because it will be accommodated within the public right-of-way. The proposed Highway 94 Primary Regional Trail also runs east and west along Highway 94. This proposed trail would be impacted by the proposed facility because its alignment is on the south side of Highway 94.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. The trail easement is shown on the Filing No.4 Final Plat as "Existing 25' Trail Easement El Paso County by Plat (Filing No.2) REC. 221714698 VACATED BY THIS PLAT." The trail easement is required by the El Paso County Land Development code and shall be noted as "REMAINS" vs. "VACATED." County Parks has previously identified this error and made similar comments when reviewing Filing No. 3 in 2021 and 2022. County Parks does not have any documentation to support the vacation of the trail easement, nor has the applicant provided any justification in the application to forgo the trail easement.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.

Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.4 CS Rezone: (1) provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way that allows for the construction and maintenance by El Paso County of a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (2) correct the final plat note that incorrectly states vacation of the required trail easement.

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

Greg Stachon
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Parks and Community Services Department
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**Development
Application
Permit
Review**



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

June 28, 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:	Mayberry Filing No.4	Application Type:	Rezone
PCD Reference #:	CS233	Total Acreage:	4.28
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	0
Mayberry Communities, LLC	Kimley-Horn and Associates	Dwelling Units Per 2.5 Acres:	0.00
428 Garden Park Avenue	2 North Nevada Avenue, Suite 900	Regional Park Area:	2
Mayberry, CO 80808	Colorado Springs, CO 809003	Urban Park Area:	2
		Existing Zoning Code:	PUD
		Proposed Zoning Code:	CS

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 0 Dwelling Units = 0.000
Total Regional Park Acres: 0.000

Urban Park Area: 2
 Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
 Community: 0.00625 Acres x 0 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2
 \$505 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 2
 Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.4 Rezone: (1) provide a 25-foot public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (2) correct the final plat note that incorrectly states vacation of the required trail easement.

Park Advisory Board Recommendation: No PAB Endorsement Necessary

Mayberry Filing No.4








Highway 94 Regional Trail

Highway 94 Route

Hwy 94



**Mayberry Filing No. 4
Commercial Service Rezone**

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Streets & Roads
-  Parcels
-  Streams
-  Subject Property

