



COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE -CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

June 16, 2023

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

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

Hello Ryan,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Fairytale Acres Minor Subdivision and Rezone development applications, and is providing the following administrative comments on behalf of El Paso County Parks:

The Fairytale Acres Minor Subdivision consists of four (4) residential lots totaling 14.54 acres, with a minimum lot size of 2.5 acres. Zoned RR-2.5 for rural residential land uses, the property is located along Herring Road approximately 0.50 mile north of Shoup Road.

While the 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision, the proposed minor subdivision is in relative close proximity to numerous existing or proposed parks, trails, and open space facilities. The proposed Pipeline Secondary Regional Trail is located approximately 175 feet east of the project location in the adjacent neighboring property. Furthermore, the proposed Black Forest Primary Regional Trail and Palmer Divide Primary Regional Trail are located approximately 0.50 mile south and 1.4 miles north of the project site, respectively.

The existing Pineries Open Space is located 0.90 mile east of the project site, while the existing Black Forest Section 16 trail loop is located approximately 0.50 mile south. The existing Black Forest Regional Park is located approximately 2.5 miles west of the site. These popular open space and regional park facilities provide numerous outdoor recreational opportunities for the residents of the Black Forest area. Fairytale Acres is not located within any Candidate Open Space Areas.

The applicant has included numerous no-build zones for potential low groundwater areas, but otherwise, no open space tracts are included in the final plat. While the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD, the large 2.5- and 7-acre rural residential lots accessed by a single shared private access road provide ample private open spaces and reduce impacts on the surrounding environment.

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 Fairytale Acres Minor Subdivision and Rezone include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.

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



**Development
Application
Permit
Review**



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

June 16, 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:	Fairytale Acres Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-23-006	Total Acreage:	14.54
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.69
Jacob & Sherry Kershman	Vertex Consulting Services, LLC	Regional Park Area:	2
13055 Herring Road	455 Pikes Peak Avenue, Suite 101	Urban Park Area:	2
Colorado Springs, CO 80908	Colorado Springs, CO 80903-3672	Existing Zoning Code:	RR-2.5
		Proposed Zoning Code:	RR-2.5

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 4 Dwelling Units = 0.078

Total Regional Park Acres: 0.078

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

Urban Park Area: 2

Neighborhood:	0.00375 Acres x 4 Dwelling Units =	0.00
Community:	0.00625 Acres x 4 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

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

Total Regional Park Fees: \$2,020

Urban Park Area: 2

Neighborhood:	\$119 / Dwelling Unit x 4 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 4 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Fairytale Acres Minor Subdivision and Rezone include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.

Park Advisory Board Recommendation: No PAB Endorsement Necessary