

**EL PASO**  **COUNTY**  
**COLORADO**

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**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

August 19, 2022

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

**Subject: High View Estates (SF2227)**

Kylie,

The Community Services Department has reviewed the High View Final Plat application and is providing the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on September 14<sup>th</sup> and its recommendation will be provided after the meeting.

This is a request by Compass Surveying and Mapping on behalf of Colin Brones & Paul Smith for final plat approval of a 40 acre parcel to be subdivided into five residential lots. The parcel is located in northern El Paso County, at 6665 Walker Road. The site is seven miles north of Colorado Springs. The minimum lot size will be 5 acres as required by the existing zoning.

The El Paso County Parks Master Plan shows the proposed Walker Road Bicycle Route running east and west along Walker Road on the north side of the proposed subdivision. This route will be accommodated within the right-of-way and installed as part of future road improvements, so it will not impact the proposed subdivision.

Parks staff recommends fees in lieu of land dedication for regional park purposes. Park fees will be required upon recording of the final plat. Again, this application is scheduled for El Paso County Park Advisory Board consideration on September 14<sup>th</sup> and its recommendation will be provided after the meeting.

**Recommended Motion:**

*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 High View Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$2,300.*

Sincerely,

Greg Stachon  
Landscape Architect  
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 14, 2022**

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>               | High View Estates              | <b>Application Type:</b>             | Final Plat |
| <b>PCD Reference #:</b>    | SF2227                         | <b>Total Acreage:</b>                | 40.00      |
| <b>Applicant / Owner:</b>  | <b>Owner's Representative:</b> | <b>Total # of Dwelling Units:</b>    | 5          |
| Colin Brones               | Terra Nova Engineering, Inc.   | <b>Dwelling Units Per 2.5 Acres:</b> | 0.31       |
| 954 Pinenut Cour           | 721 S. 23rd Street             | <b>Regional Park Area:</b>           | 2          |
| Colorado Springs, CO 80921 | Colorado Springs, CO 80904     | <b>Urban Park Area:</b>              | 1          |
|                            |                                | <b>Existing Zoning Code:</b>         | RR-5       |
|                            |                                | <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 5 Dwelling Units = 0.097  
**Total Regional Park Acres: 0.097**

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

**Urban Park Area: 1**

|               |                                    |             |
|---------------|------------------------------------|-------------|
| Neighborhood: | 0.00375 Acres x 5 Dwelling Units = | 0.00        |
| Community:    | 0.00625 Acres x 5 Dwelling Units = | 0.00        |
|               | <b>Total Urban Park Acres:</b>     | <b>0.00</b> |

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 5 Dwelling Units = \$2,300  
**Total Regional Park Fees: \$2,300**

**Urban Park Area: 1**

|               |  |            |
|---------------|--|------------|
| Neighborhood: | \$114 / Dwelling Unit x 5 Dwelling Units = | \$0        |
| Community:    | \$176 / Dwelling Unit x 5 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 High View Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$2,300.

**Park Advisory Board Recommendation:**

**PAB Endorsed 09-14-2022**