



**EL PASO COUNTY**

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

**COLORADO**

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

February 8, 2024

Ashlyn Mathy  
Project Manager  
El Paso County Development Services Department

**Subject: Ivilo Final Plat (SF245)**

Ashlyn,

The El Paso County Parks and Community Services Department has reviewed the development application for the Ivilo Final Plat. These preliminary comments are being provided on behalf of El Paso County Parks. This final plat application, along with the following comments and recommendation will be presented to the El Paso County Park Advisory Board for endorsement on February 14, 2024.

This is a request by SMH Consultants, Inc. on behalf of 6225 Vessey, LLC to subdivide the existing 6.15 acre property into two residential lots. The site is currently zoned RR-5, but an application to rezone to RR-2.5 has been submitted to the County. Approval of the minor subdivision would allow the property to be subdivided into 2 single-family residential lots.

The El Paso County Parks Master Plan shows a master-planned trail alignment intersecting with the property. The proposed Palmer Divide Regional Trail follows Vessey Road from east to west along Vessey Road. The Palmer Divide Regional Trail is completed ½ mile to the west of the subject property. The Palmer Divide Regional Trail is an east-west regional trail that will ultimately connect Black Forest Regional Park to the Pineries Open Space, Woodland Trailhead and Homestead Ranch Regional Park to the east.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to the future minor subdivision application, the County will request that the landowner provide a 25-foot public trail easement along the north side of the proposed subdivision along Vessey Road to allow for the construction and maintenance by El Paso County of a the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

**Recommended Motion (Final Plat):**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Ivilo Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$1,010; (2) request that the landowner provide a 25-foot public trail easement along the north side of the proposed subdivision along Vessey Road to allow for the construction and maintenance by El Paso County of a the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.*

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

Sincerely,

Greg Stachon  
Landscape Architect  
Parks and Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

2002 CREEK CROSSING STREET  
OFFICE: (719) 520-7529



COLORADO SPRINGS, CO 80905  
[WWW.COMMUNITYSERVICES.ELPASOCO.COM](http://WWW.COMMUNITYSERVICES.ELPASOCO.COM)

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

# Development Application Permit Review



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

**February 14, 2024**

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>	Ivilo Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF245	<b>Total Acreage:</b>	6.02
		<b>Total # of Dwelling Units:</b>	2
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.83
6225 Vessey LLC	SMH Consultants	<b>Regional Park Area:</b>	2
3515 N. Chestnut St. Suite #100	620 N. Tejon Street, Suite #201	<b>Urban Park Area:</b>	2
Colorado Springs, CO 80907	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	RR-5
		<b>Proposed Zoning Code:</b>	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 2 Dwelling Units = 0.039

**Total Regional Park Acres: 0.039**

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

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00

Community: 0.00625 Acres x 2 Dwelling Units = 0.00

**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$505 / Dwelling Unit x 2 Dwelling Units = \$1,010

**Total Regional Park Fees: \$1,010**

**Urban Park Area: 2**

Neighborhood: \$119 / Dwelling Unit x 2 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 2 Dwelling Units = \$0

**Total Urban Park Fees: \$0**

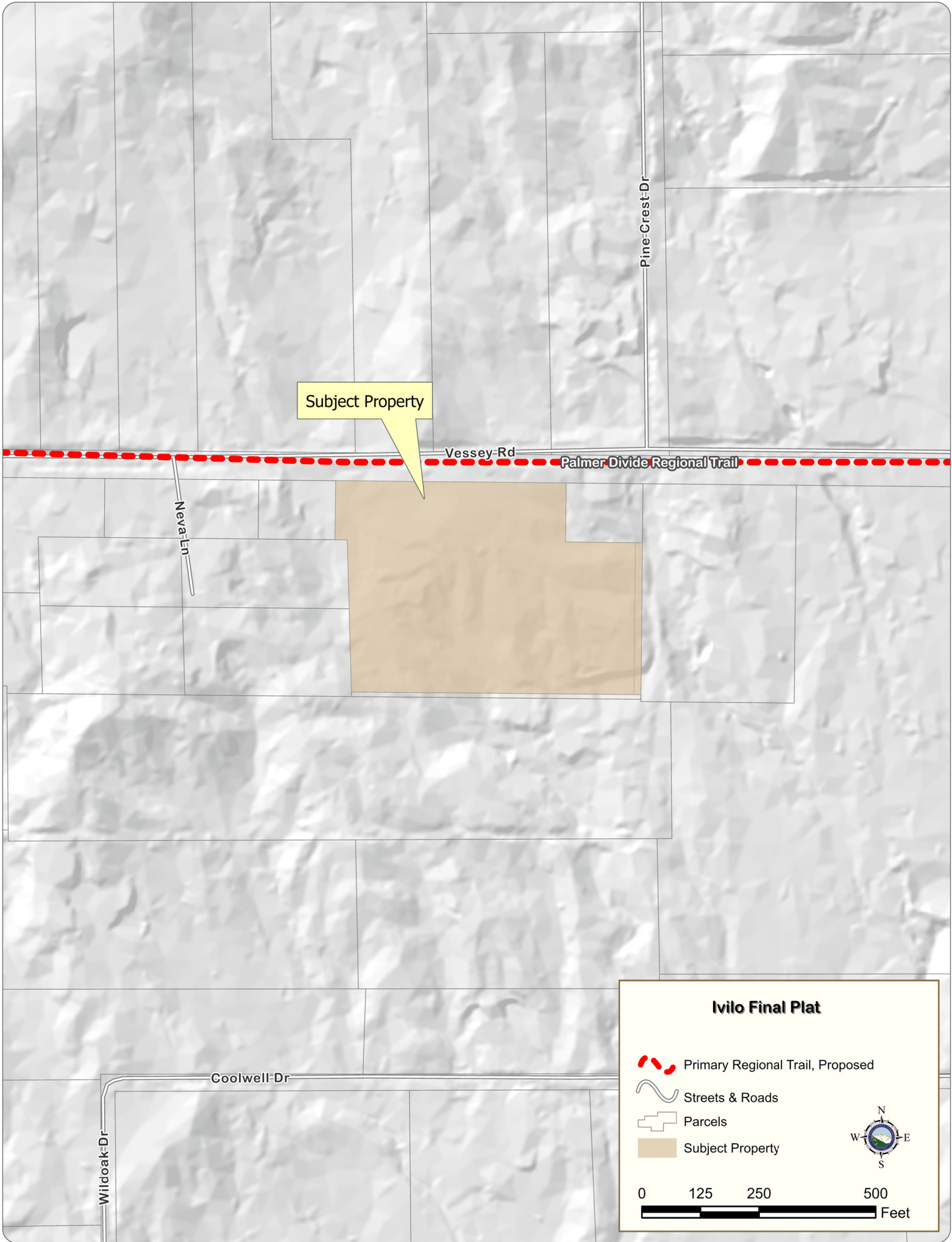
**ADDITIONAL RECOMMENDATIONS**

**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 Ivilo Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$1,010; (2) request that the landowner provide a 25-foot public trail easement along the north side of the proposed subdivision along Vessey Road to allow for the construction and maintenance by El Paso County of a the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

**Park Advisory Board Recommendation:**

**PAB Endorsed 02-14-2024**



Subject Property

Vessey-Rd

Palmer Divide Regional Trail

Neva-Ln

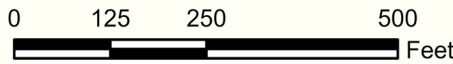
Pine-Crest-Dr

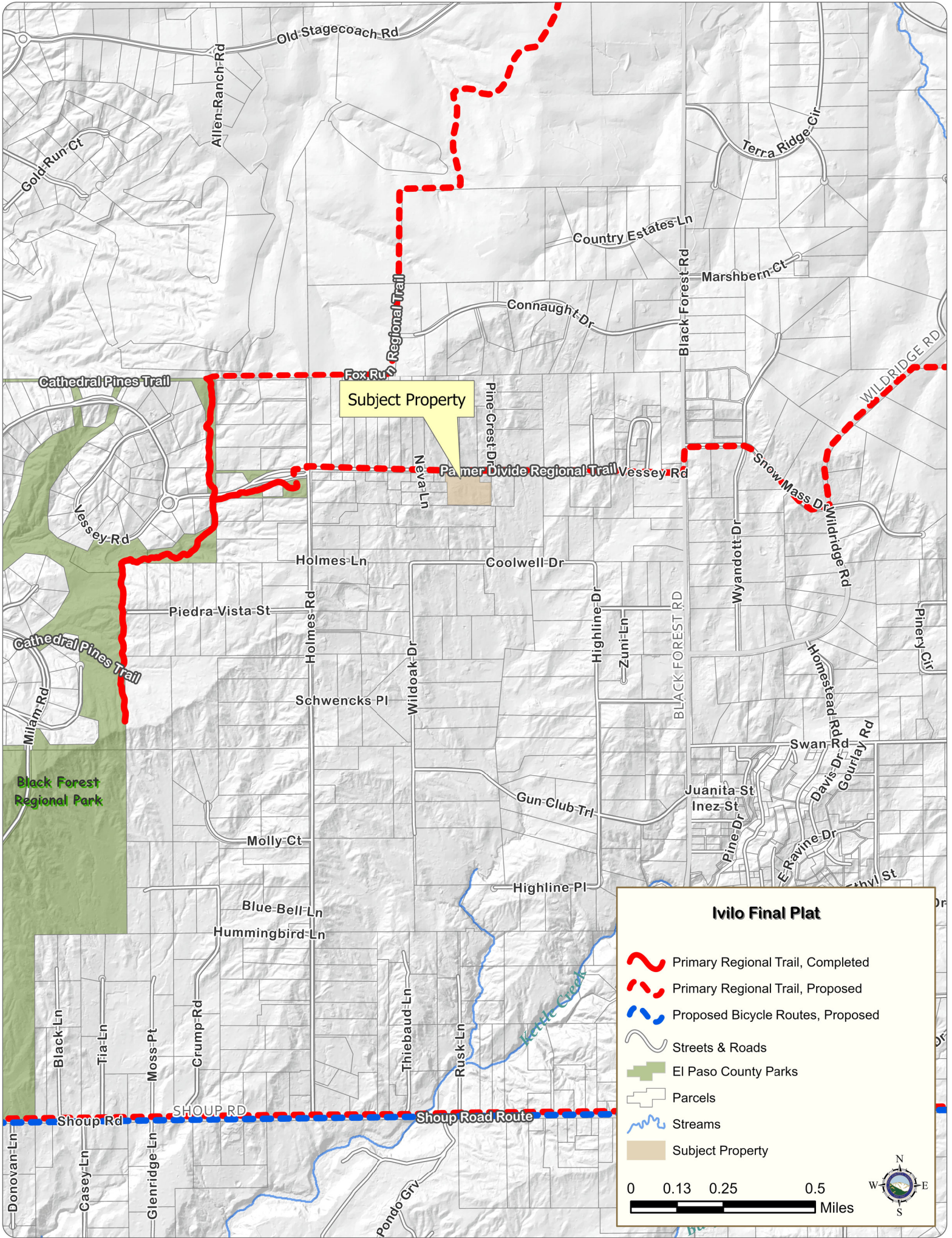
Coolwell-Dr

Wiloak-Dr

### Ivilo Final Plat

-  Primary Regional Trail, Proposed
-  Streets & Roads
-  Parcels
-  Subject Property





Subject Property

Palmer Divide Regional Trail

Cathedral Pines Trail

Cathedral Pines Trail

Black Forest Regional Park

**Ivilo Final Plat**

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

0 0.13 0.25 0.5 Miles

