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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

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



COLORADO SPRINGS, CO 80905
WWW.COMMUNITYSERVICES.ELPASOCO.COM

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.

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

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

Regional Park Area: 2

0.0194 Acres x 2 Dwelling Units = 0.039

Total Regional Park Acres: 0.039

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

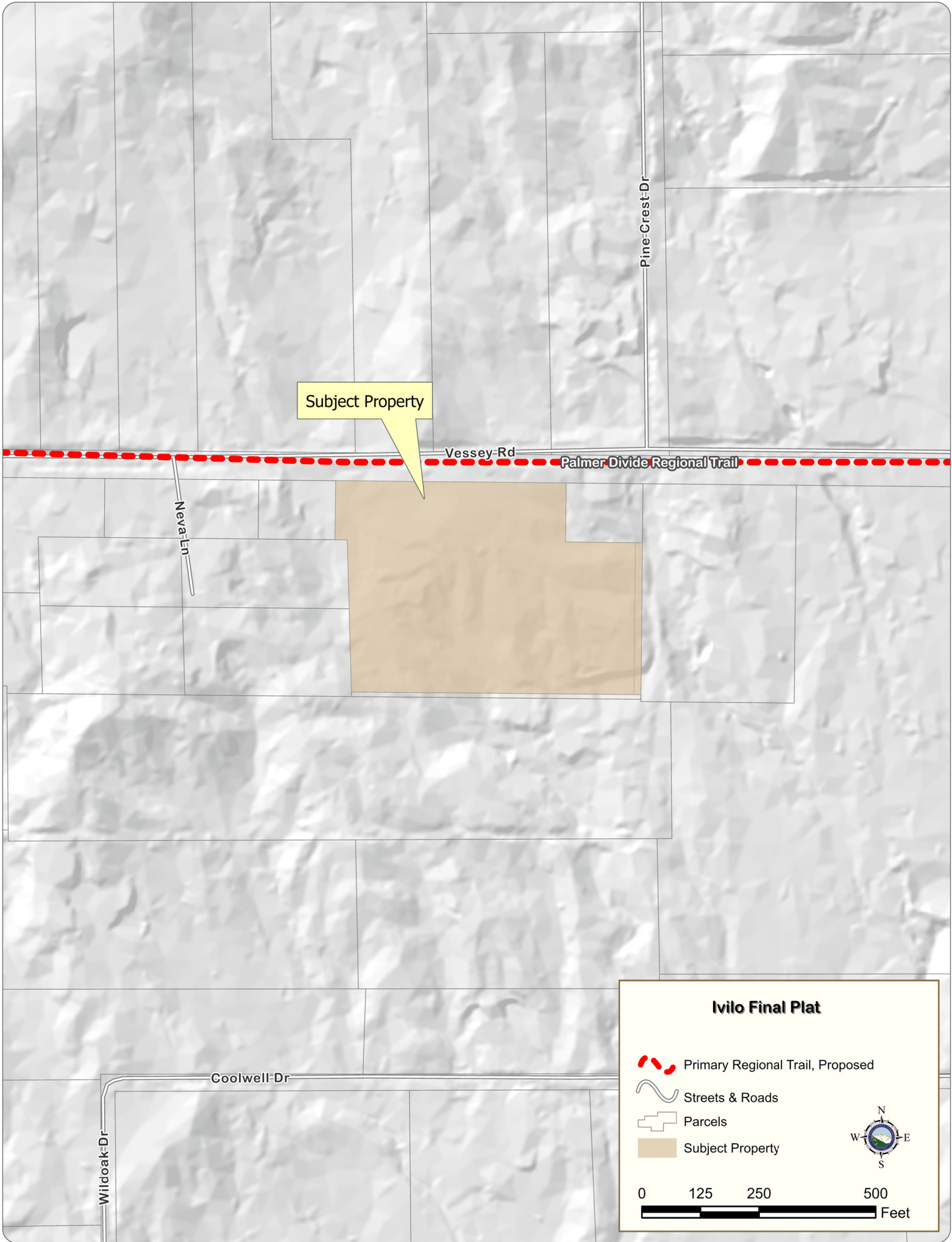
Total Urban Park Fees: \$0

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:



Subject Property

Vessey-Rd

Palmer Divide Regional Trail

Nevva Ln

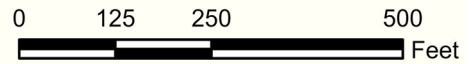
Pine-Crest-Dr

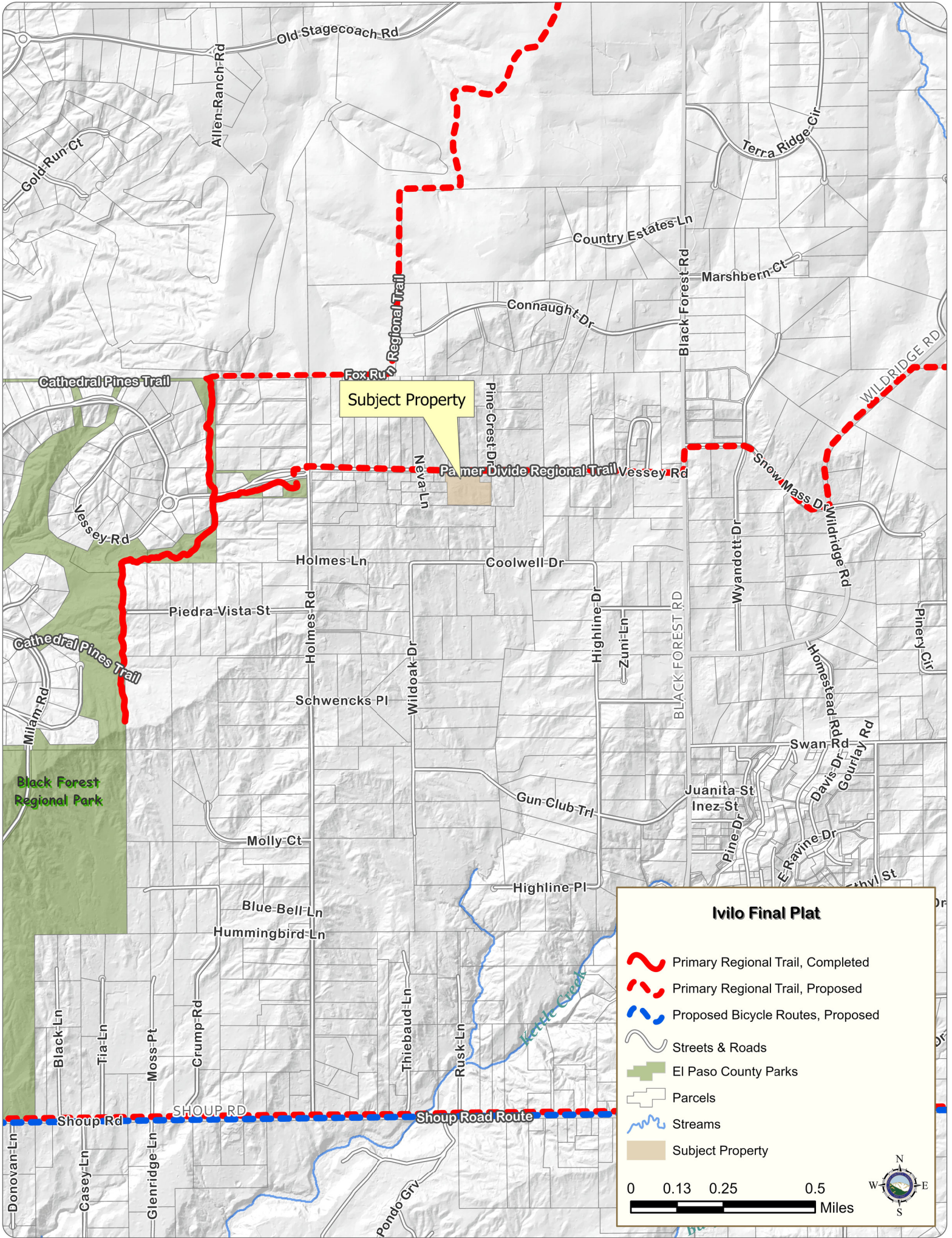
Coolwell-Dr

Wiloak-Dr

Ivilo Final Plat









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



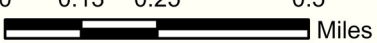


Subject Property

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

