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September 30, 2020

Lindsay Darden
Planner
El Paso County Planning & Community Development

Subject: Eagle Forest PUD / Preliminary Plat (PUDSP-206)

Lindsay,

The Community Services Department has reviewed the development application for the Eagle Forest, and is providing the following final comments on behalf of El Paso County Parks:

Request by Eagle Forest Development for final plat approval of a 9-lot single family residential subdivision. The proposed lots are zoned PUD (Planned unit Development) and the property is located east of Black Forest Road and north of Shoup Road. The property is within the Black Forest Preservation Plan area. The property is 44 acres, and includes a 5.3-acre open space tract within the subdivision.

The El Paso County Parks Master Plan shows a bicycle route in the vicinity of the project, specifically the proposed Shoup Road Bicycle Route along Shoup Road, south of the proposed subdivision. The letter of intent outlines that the site plan includes 20 feet of additional right of way along Shoup road as well as a 25-foot public trail easement. This will accommodate the future road improvements and bicycle lane along Shoup Road.

As no park lands or additional trail easement dedications are necessary for this application, 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 applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Eagle Forest PUDSP include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$4,203.

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



Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

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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:	Eagle Forest PUDSP	Application Type:	PUD / Prelim. Plan
PCD Reference #:	PUDSP-206	Total Acreage:	44.35
		Total # of Dwelling Units:	9
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.51
Eagle Forest Development Inc.	Patten Associates	Regional Park Area:	2
Kevin Bristow	Peter Patten	Urban Park Area:	2
4920 Northpark Loop	4271Horse Gultch Loop	Existing Zoning Code:	PUD
Colorado Springs, CO 80918	Colorado Springs, CO 80924	Proposed Zoning Code:	PUD

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	Urban Park Area: 2	
0.0194 Acres x 9 Dwelling Units = 0.175	Neighborhood: 0.00375 Acres x 9 Dwelling Units = 0.00	
Total Regional Park Acres: 0.175	Community: 0.00625 Acres x 9 Dwelling Units = 0.00	
	Total Urban Park Acres: 0.00	
FEE REQUIREMENTS	Urban Park Area: 2	
Regional Park Area: 2	Neighborhood: \$116 / Dwelling Unit x 9 Dwelling Units = \$0	
\$467 / Dwelling Unit x 9 Dwelling Units = \$4,203	Community: \$179 / Dwelling Unit x 9 Dwelling Units = \$0	
Total Regional Park Fees: \$4,203	Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners when considering / approving the Eagle Forest PUD / Preliminary Plan include the following conditions: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,203

Park Advisory Board Recommendation: No PAB Endorsement Necessary

