



COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEM)

PEGGY LITTLETON  
LONGINOS GONZALEZ, JR.  
STAN VANDERWERF

## COMMUNITY SERVICES DEPARTMENT

PARKS OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION / CULTURAL SERVICES

August 10, 2018

Nina Ruiz  
Project Manager  
El Paso County Planning & Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Cordero Minor Subdivision and Rezone - Review 2 (MS-17-001, P-17-001)**

Hello Nina,

The Planning Division of the Community Services Department has reviewed the Cordero Minor Subdivision and Rezone, Review #2, and acknowledges the 25' public trail easement shown on the Final Plat. At this time, we have no additional comments. Please refer to the original review comments below, as endorsed by the Park Advisory Board on February 8, 2017:

*"Request for approval by Angel Emilio Cordero, Jr., for a two lot minor subdivision to create two separate parcels for two existing residences, totaling 35.55 acres. The applicant has also requested a concurrent zoning classification change from A-35 to A-5. The property is located on North Ellicott Highway, approximately 1.5 miles north of East Highway 94, and is located within the bounds of the Ellicott Valley Small Area Plan.*

*The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Black Squirrel Creek Regional Trail alignment exists on the eastern property line, running north/south along North Ellicott Highway. Other nearby trails and routes not impacted by the project include the proposed Log Road Bicycle Route, located approximately .75 mile to the west, and the proposed Highway 94 and Ellicott Highway Bicycles Routes, which are both located approximately 1.5 miles to the southwest. The property is not located within any candidate open space land.*

*County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Furthermore, staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$814, as shown on the attached Subdivision Review Form.*

### **Recommended Motion:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on*



*the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814.”*

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

Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

### Cordero Minor Subdivision Review

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Cordero Minor Subdivision
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas

0.5 0.25 0 Miles



Cordero Minor Subdivision

Logi Road

Tiger Pt

N Log Rd

Flying Vw

Bunny Vw

Medaniels Rd

N Ellicott Hwy

Dragoo Pt

Langness Cir

Ellicott Highway

Longhorn Cattle Dr

Black Squirrel Creek Regional Trail

Ellicott Rd

Hwy 94

Ellicott Rd

Little Springs Rd

Highway 94 Route

Highway 94 Trail

# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

February 8, 2017

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Cordero Minor Subdivision - Final Plat	Application Type: <b>Minor Subdivision</b>
DSD Reference #:	MS-17-001	CSD / Parks ID#: <b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage: <b>35.55</b>
Angel Emilio Cordero, Jr.	Angle Emilio Cordero, Jr.	Total # of Dwelling Units <b>2</b>
2020 North Ellicott Highway	2020 North Ellicott Highway	Gross Density: <b>0.06</b>
Calhan, CO 80808	Calhan, CO 80808	Park Region: <b>4</b>
		Urban Area: <b>5</b>

Existing Zoning Code: **A-35**                      Proposed Zoning: **A-5**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	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.
--	--

<b>LAND REQUIREMENTS</b>		Urban Density: <input type="checkbox"/> (2.5 units or greater / 1 acre)
Regional Parks: <b>4</b>	Urban Parks Area: <b>5</b>	
<b>0.0194 Acres x 2 Dwelling Units = 0.04 acres</b>	Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Total: <b>0.00 acres</b>	

<b>FEE REQUIREMENTS</b>	
Regional Parks: <b>4</b>	Urban Parks Area: <b>5</b>
<b>\$407.00 / Unit x 2 Dwelling Units = \$814.00</b>	Neighborhood: <b>\$72.00 / Unit x 0 Dwelling Units = \$0.00</b>
	Community: <b>\$119.00 / Unit x 0 Dwelling Units = \$0.00</b>
	Total: <b>\$0.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814.
Park Advisory Board Recommendation: <b>Endorsed 02/08/2017</b>	