

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

April 15, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: 8330 Mustang Place Vacation Replat (VR-224)

Ryan,

The Community Services Department has reviewed the 8330 Mustang Place Vacation and Replat application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by Michael Cartmell on behalf of Mason LLC to approve a vacation and re-plat. The subject property is located NW of the intersection of Mustang Road and Mustang Place in the Mustang Heights Subdivision which is outside the NE city limits of Colorado Springs. The Applicant seeks to subdivide the existing 5.37 acre lot into two separate 2.5 acre parcels which will have one single family unit on each lot. There is an existing residential home on lot 2 of the newly subdivided lots, whereas lots 1 is planned for one new residential unit.

The El Paso County Parks Master Plan (2013) identifies the proposed Sand Creek Regional Trail 400' east of the subject property. This trail will not be impacted by the subdivision action because the proposed trail alignment is on the west side of Sand Creek and would not intersect the subject property.

As no park lands or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes as shown on the accompanying Subdivision Review Form.

The Park Advisory Board has elected not to review and endorse minor vacation and replat applications, so these comments are being provided administratively.

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 8330 Mustang Place Vacation and Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$920.



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

April 15, 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.

Name: 8330 Mustang Place
PCD Reference #: VR224

Application Type: Vacation and Replat

Total Acreage: 5.37

Total # of Dwelling Units: 2

Applicant / Owner: Mason LLC
Owner's Representative: Michael Cartmell

Dwelling Units Per 2.5 Acres: 0.93

Regional Park Area: 2

7702 Barnes Road
 Colorado Springs, CO 80922

7702 Barnes Road #140-58
 Colorado Springs, CO 80922

Urban Park Area: 3

Existing Zoning Code: RR-2.5

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

Urban Park Area: 3

0.0194 Acres x 2 Dwelling Units = 0.039

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00

Community: 0.00625 Acres x 2 Dwelling Units = 0.00

Total Regional Park Acres: 0.039

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 3

\$460 / Dwelling Unit x 2 Dwelling Units = \$920

Neighborhood: \$114 / Dwelling Unit x 2 Dwelling Units = \$0

Community: \$176 / Dwelling Unit x 2 Dwelling Units = \$0

Total Regional Park Fees: \$920

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 8330 Mustang Place Vacation and Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$920.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

Mustang Place Vacation and Replat

-  Parks By Other
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Parks
-  Major Roads
-  Streets & Roads
-  SubjectProperty
-  Parcels
-  EPC_BuildingFootprint
-  Incorporated Areas

0 500 1,000 2,000 Feet

