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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 25, 2018

Gabe Sevigny
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Mountains Edge Minor Subdivision Final Plat (SF-18-026)

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the development application for Mountains Edge Minor Subdivision Final Plat, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on November 14, 2018.

This application is a request for approval by Land Development Consultants on behalf of OGC RE2, LLC for Mountains Edge Minor Subdivision, a five lot minor subdivision totaling 40 acres. The property is located on McClelland Road, south of East Highway 24 and north of Scott Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The proposed extension of the Rock Island Primary Regional Trail is located 1.5 miles north of the project site. The subject property is not located within any Candidate Open Space, although the Judge Orr Road and Big Sand Creek Candidate Open Spaces are both located approximately 3.5 miles southwest and north of the property, respectively.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$2,150 as shown on the attached Subdivision Review Form.

Recommended Motion:

"Recommend to the Planning Commission and Board of County Commissioners that approval of the Mountains Edge Minor Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,150."

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

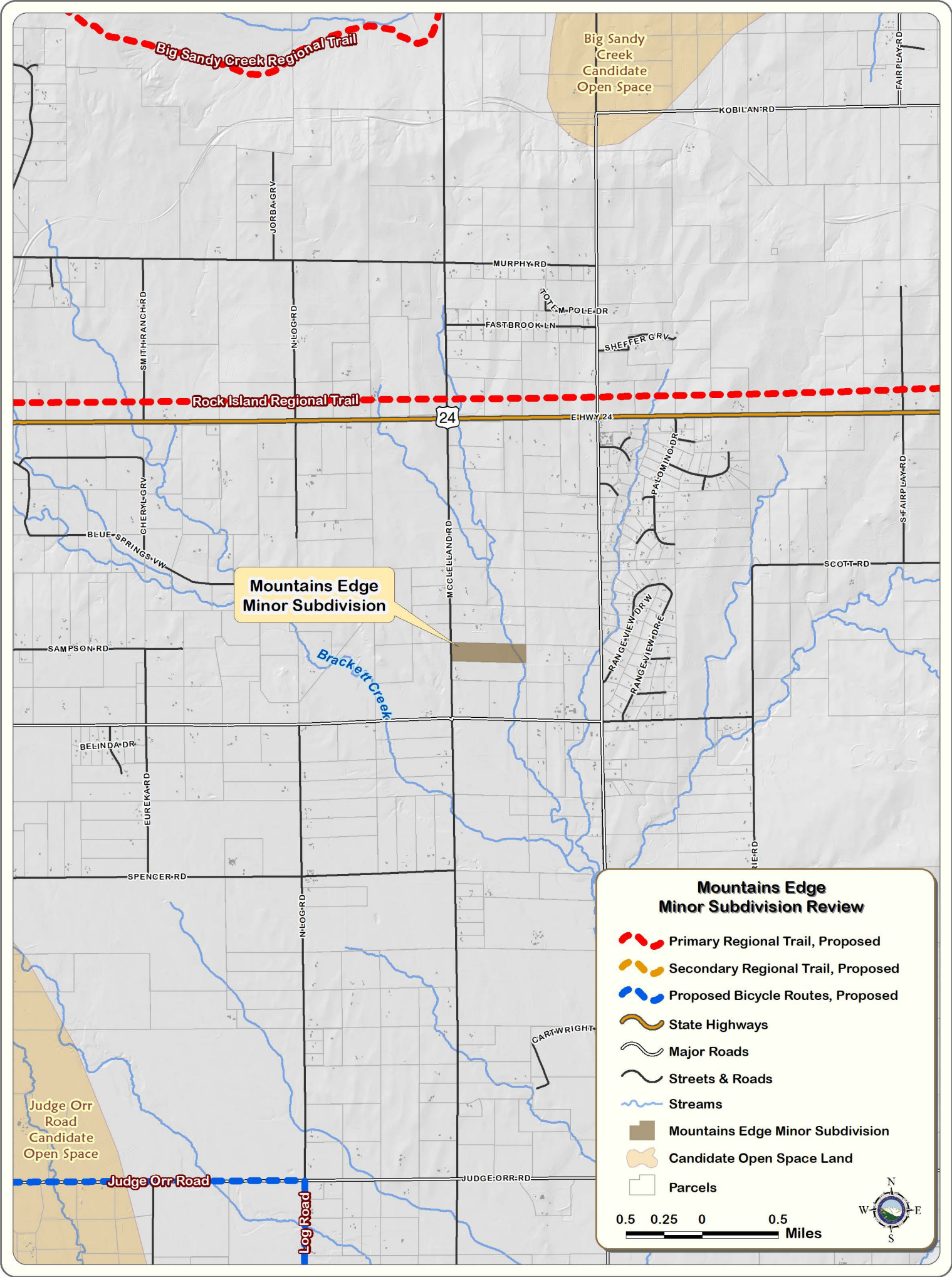
Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

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Big Sandy Creek Regional Trail

Big Sandy Creek Candidate Open Space

Rock Island Regional Trail

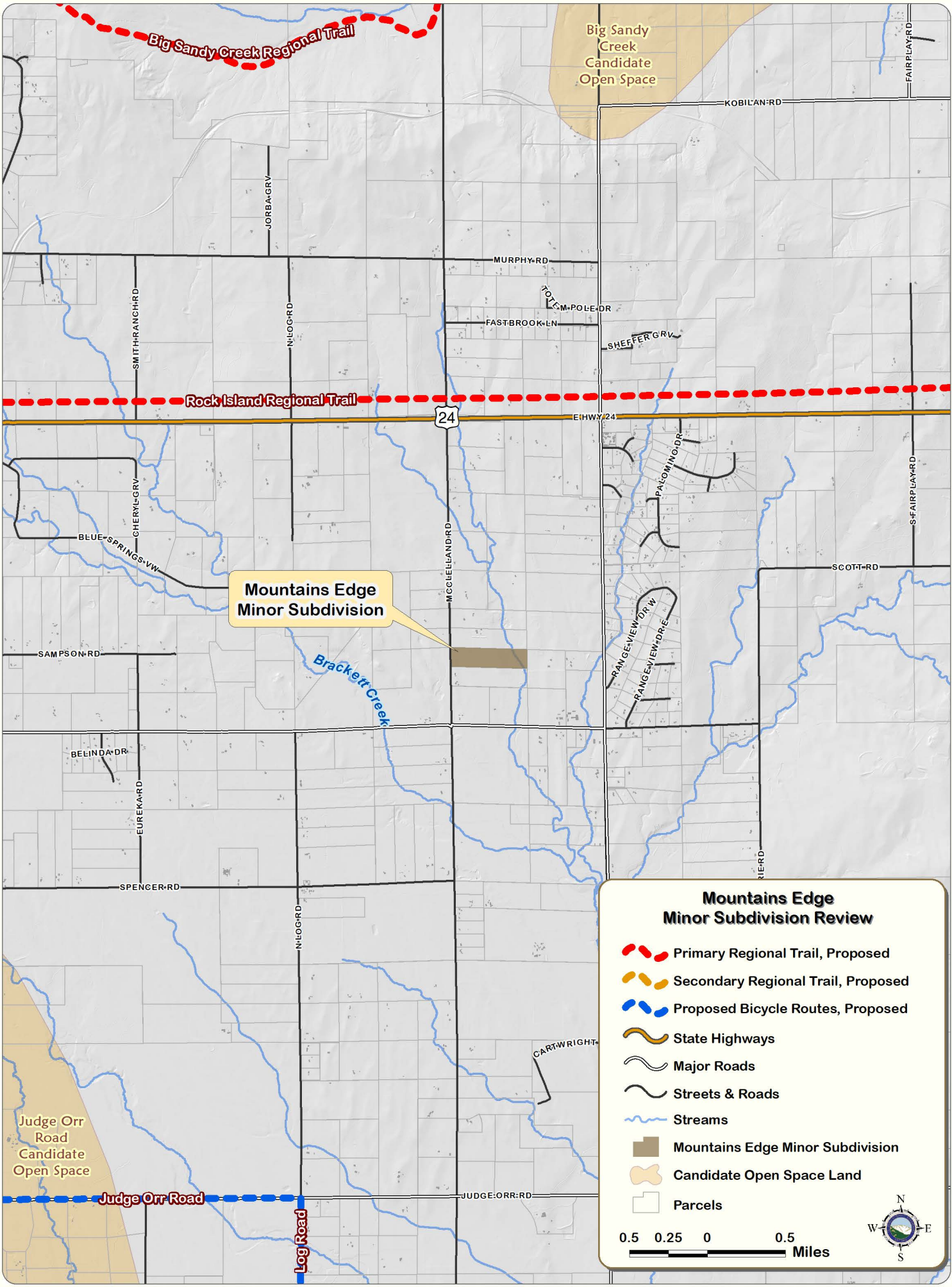
Mountains Edge Minor Subdivision

Brackett Creek

Judge Orr Road Candidate Open Space

Judge Orr Road

Log Road



Development Application Permit Review



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

November 14, 2018

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:	Mountains Edge Minor Subdivision Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-026	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	40
OGC RE2, LLC	Land Development Consultants, Inc.	Total # of Dwelling Units	5
Kevin O'Neil	Daniel L. Kupferer	Gross Density:	0.125
455 East Pikes Peak Avenue, Suite 102	3898 Maizeland Road	Park Region:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80909	Urban Area:	5

Existing Zoning Code: **RR-5** Proposed Zoning: **RR-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.

LAND REQUIREMENTS

Urban Density: (1 unit / 2.5 acre or greater)

Regional Parks: 4
0.0194 Acres x 5 Dwelling Units = 0.097 acres

Urban Parks Area:	5	
Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00 acres
Community:	0.00625 Acres x 0 Dwelling Units =	0.00 acres
Total:		0.00 acres

FEE REQUIREMENTS

Regional Parks: 4
\$430.00 / Unit x 5 Dwelling Units = \$2,150.00

Urban Parks Area:	5	
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units =	\$0.00
Community:	\$165.00 / Unit x 0 Dwelling Units =	\$0.00
Total:		\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Mountains Edge Minor Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,150.

Park Advisory Board Recommendation: