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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 23, 2023

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

Subject: Double Spur Ranch Minor Subdivision – (MS-23-005)

Hello Ashlyn,

The Park Planning Division of the Parks and Community Services Department has reviewed the Double Spur Ranch Minor Subdivision development application and has the following **preliminary** comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on June 14, 2023:

This is a request by Land Development Consultants, Inc., on behalf of Joan Hathcock, for endorsement of Double Spur Ranch Minor Subdivision. Double Spur Ranch is zoned RR-5 and is located north of the intersection of Ayer Road and Meridian Road. This proposed 39.83-acre development will include 3 single-family residential lots, with a minimum lot size of 5.65 acres.

The 2022 El Paso County Parks Master Plan shows impacts to the proposed Latigo Secondary Regional Trail, which traverses the northern boundary of the property, and will provide regional trail access from the proposed Latigo Trails Open Space to nearby existing Pineries Open Space. This particular stretch of the Latigo Regional Trail is considered an alternative proposed route until such time that additional trail easements can be secured along either the primary or alternative routes, and the final trail alignment determined. The requested 25-foot trail easement may be collocated within the existing 50' electrical easement along the northern property boundary.

Because Double Spur Ranch Minor Subdivision is zoned RR-5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement. However, large acreage lots, natural landscaping, and noted FEMA floodplain corridors allow for protection of local waterways, which include sections of Upper Black Squirrel Creek and Snipe Creek, and therefore greatly reduce overall impacts to the surrounding natural environment.

In addition to the aforementioned trail easement dedication, staff recommends regional park fees in lieu of land dedication due at the time of the recording of the Minor Subdivision.

Recommended Motion (Minor Subdivision):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Double Spur Ranch Minor Subdivision: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of Double Spur Ranch Minor Subdivision that allows for the construction, maintenance, and public access of the Latigo Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Minor Subdivision; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$1,380 will be required at the time of the recording of the Minor Subdivision.

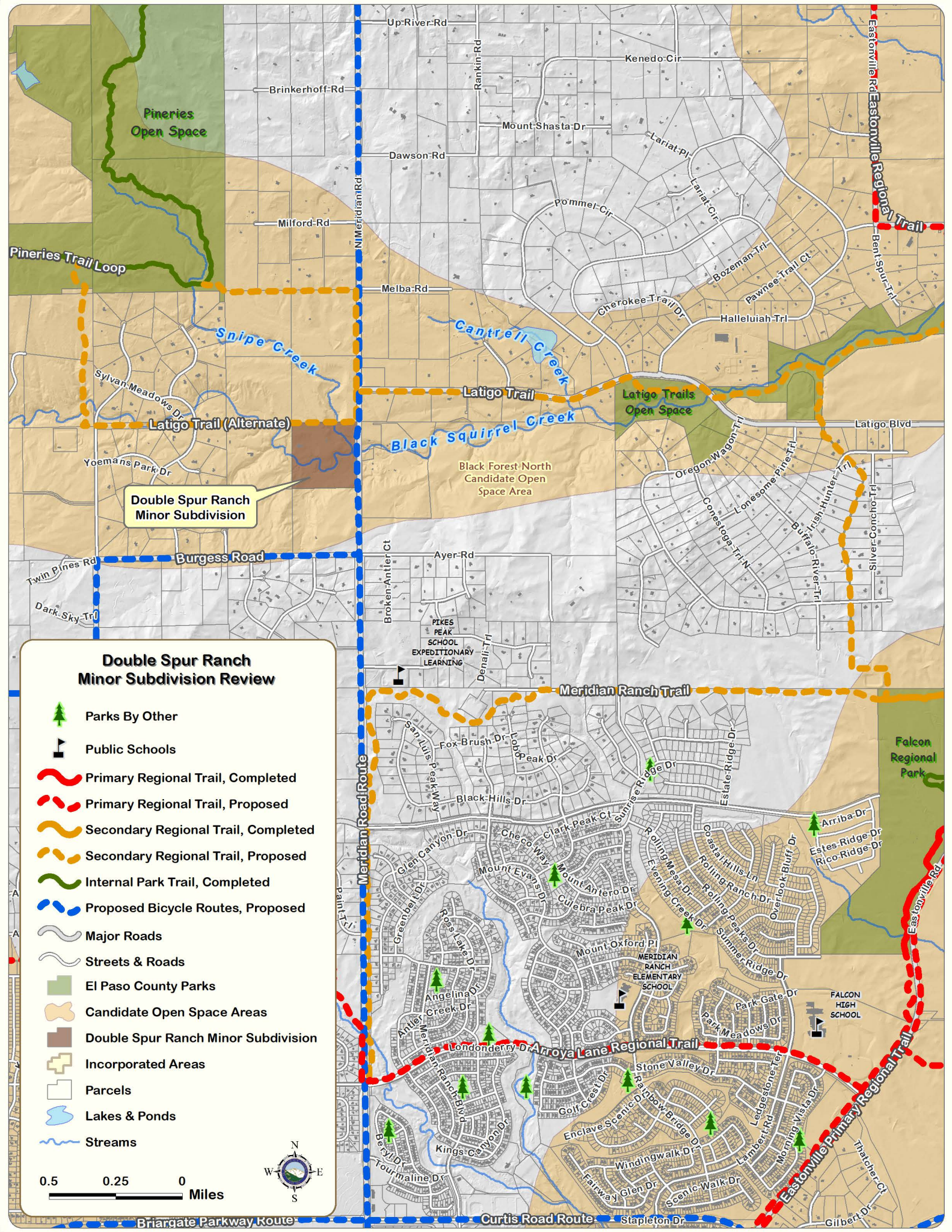
Please feel free to contact me should you have any questions or concerns.

Sincerely,



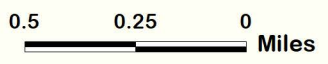
Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com





Double Spur Ranch Minor Subdivision Review

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- El Paso County Parks
- Candidate Open Space Areas
- Double Spur Ranch Minor Subdivision
- Incorporated Areas
- Parcels
- Lakes & Ponds
- Streams



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

**Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services**

June 14, 2023

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:	Double Spur Ranch Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-23-005	Total Acreage:	39.83
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.19
Joan M. Hathcock	Land Development Consultants, Inc.	Regional Park Area:	2
12420 North Meridian Road	Daniel Kupfer	Urban Park Area:	3
Elbert, CO 80106	3898 Maizeland Road	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80909	Proposed Zoning Code:	RR-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 3 Dwelling Units = 0.058
Total Regional Park Acres: 0.058

Urban Park Area: 3
Neighborhood: 0.00375 Acres x 3 Dwelling Units = 0.00
Community: 0.00625 Acres x 3 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380
Total Regional Park Fees: \$1,380

Urban Park Area: 3
Neighborhood: \$114 / Dwelling Unit x 3 Dwelling Units = \$0
Community: \$176 / Dwelling Unit x 3 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 the Double Spur Ranch Minor Subdivision: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of Double Spur Ranch Minor Subdivision that allows for the construction, maintenance, and public access of the Latigo Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Minor Subdivision; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$1,380 will be required at the time of the recording of the Minor Subdivision.

Park Advisory Board Recommendation: