

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

December 2, 2022

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

**Subject: 1384 Buckwood Lane Vacation and Replat (VR2213)**

Kylie,

The Community Services Department has reviewed the 1384 Buckwood Lane Vacation and Replat application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Murphy's Custom Homes to subdivide one lot into four rural residential lots. The 3.8 acre site will be subdivided into four rural residential lots with a minimum lot size of 0.5 acres. The property is located at 1384 Buckwood Lane, Monument, CO.

The El Paso County Parks Master Plan does not identify any trails or open spaces that would be impacted by the project. 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. Park Advisory Board review is not required, so these comments are being provided administratively.

**Staff Recommendation:**

*Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 1348 Buckwood Lane Vacation and Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840, and urban park fees in the amount of \$1,160.*

Sincerely,  
Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



**Development  
Application  
Permit  
Review**



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

**December 2, 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:** 1348 Buckwood Lane  
**PCD Reference #:** VR2213

**Application Type:** Vacation and Replat

**Total Acreage:** 3.80

**Total # of Dwelling Units:** 4

**Applicant / Owner:**  
 Murphy's Custom Homes  
 Sarah Martin  
 13710 Struthers Road, Suite 105B  
 Colorado Springs, CO 80921

**Owner's Representative:**  
 Murphy's Custom Homes  
 Sarah Martin  
 13710 Struthers Road, Suite 105B  
 Colorado Springs, CO 80921

**Dwelling Units Per 2.5 Acres:** 2.63  
**Regional Park Area:** 2  
**Urban Park Area:** 1  
**Existing Zoning Code:** RR-0.5  
**Proposed Zoning Code:** RR-0.5

**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 ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Regional Park Area: 2**  
 0.0194 Acres x 4 Dwelling Units = 0.078  
**Total Regional Park Acres: 0.078**

**Urban Park Area: 1**  
 Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.02  
 Community: 0.00625 Acres x 4 Dwelling Units = 0.03  
**Total Urban Park Acres: 0.04**

**FEE REQUIREMENTS**

**Regional Park Area: 2**  
 \$460 / Dwelling Unit x 4 Dwelling Units = \$1,840  
**Total Regional Park Fees: \$1,840**

**Urban Park Area: 1**  
 Neighborhood: \$114 / Dwelling Unit x 4 Dwelling Units = \$456  
 Community: \$176 / Dwelling Unit x 4 Dwelling Units = \$704  
**Total Urban Park Fees: \$1,160**

**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 1348 Buckwood Lane Vacation and Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840, and urban park fees in the amount of \$1,160.

**Park Advisory Board Recommendation:**

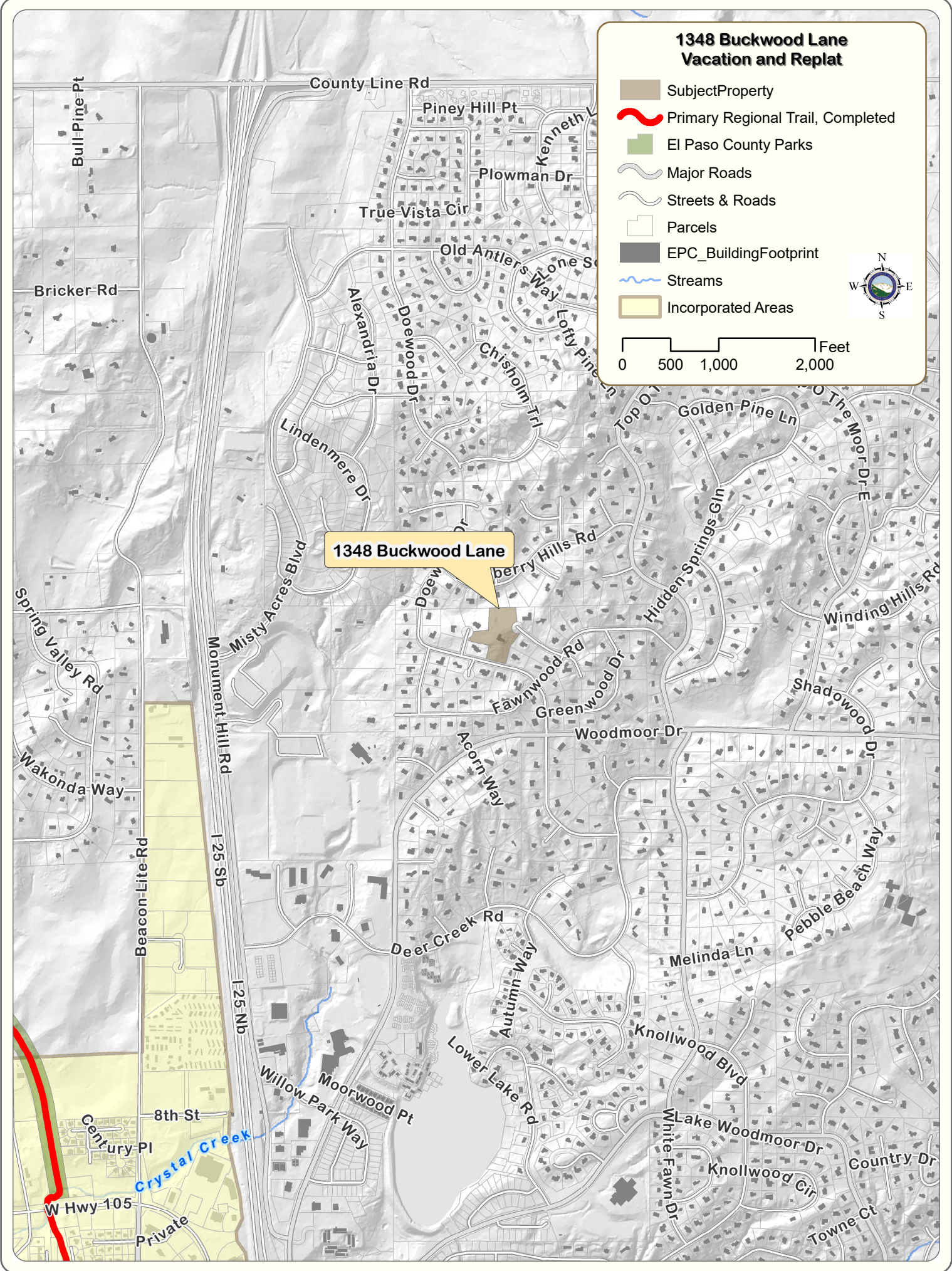
**No PAB Endorsement Necessary**

# 1348 Buckwood Lane Vacation and Replat

-  SubjectProperty
-  Primary Regional Trail, Completed
-  El Paso County Parks
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC\_BuildingFootprint
-  Streams
-  Incorporated Areas



0 500 1,000 2,000 Feet



1348 Buckwood Lane

Bull-Pine Pt

Bricker-Rd

County Line Rd

Piney Hill Pt

Plowman-Dr

True-Vista Cir

Old Antlers Way

Alexandria Dr

Doewood Dr

Chisholm Trl

Fifty-Pine Ln

Top Of

Golden-Pine Ln

The Moor Dr

Lindenmere Dr

Doew Dr

Berry Hills Rd

Hidden Springs Gln

Winding Hills Rd

Spring Valley Rd

Misty Acres Blvd

1348 Buckwood Lane

Fawnwood Rd

Greenwood Dr

Shadowood Dr

Wakonda Way

Beacon-Lite Rd

Monument Hill Rd

Acorn Way

Woodmoor Dr

Pebble Beach Way

Deer Creek Rd

Autumn Way

Melinda Ln

W Hwy 105

8th St

Crystal Creek

Moorwood Pt

Lower Lake Rd

Knollwood Blvd

Century Pl

Private

Willow Park Way

White Fawn Dr

Lake Woodmoor Dr

Knollwood Cir

Country Dr

Towne Ct