

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

May 20, 2022

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

**Subject: Boyd Minor Subdivision (MS-224)**

Kylie,

The Community Services Department has reviewed the 6665 Walker Road Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Christopher & Jessica Boyd. The applicants are requesting a final plat approval for Boyd Subdivision Filing No.1. The property is located at 18735 Brown Road. The subject property is 35.8 acres and is zoned RR-5. This proposed minor subdivision will create three (3) large rural residential single-family lots in the RR-5 zone, each with lot areas of 10 acres or more.

The El Paso County Parks Master Plan (2013) identifies the proposed Walker Road Bicycle Route running east and west along Walker Road. This proposed route is .5 miles south of the minor subdivision and will not be impacted by the minor subdivision because the bicycle route will be accommodated within the public right of way.

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 subdivision applications, 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 Boyd Minor Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.*

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

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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.

<b>Name:</b>	Boyd Subdivision No.1	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS-224	<b>Total Acreage:</b>	35.88
		<b>Total # of Dwelling Units:</b>	3
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.21
		<b>Regional Park Area:</b>	2
Christopher & Jessica Boyd	Christopher Boyd	<b>Urban Park Area:</b>	1
6238 Gilmer Way	6238 Gilmer Way	<b>Existing Zoning Code:</b>	RR-5
Westerville, OH 43081	Westerville, OH 43081	<b>Proposed Zoning Code:</b>	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**

**Regional Park Area: 2**

0.0194 Acres x 3 Dwelling Units = 0.058  
**Total Regional Park Acres: 0.058**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 1**

Neighborhood:	0.00375 Acres x 3 Dwelling Units =	0.00
Community:	0.00625 Acres x 3 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

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

**Urban Park Area: 1**

Neighborhood:	\$114 / Dwelling Unit x 3 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 3 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

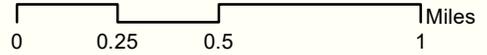
Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Boyd Minor Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**

### Boyd Minor Subdivision

- SubjectProperty
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Streams



**Boyd  
Minor Subdivision**

