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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 20, 2024

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

Subject: Skye Vista Subdivision Filing No. 1 Final Plat, Preliminary Comments (SF-24-034)

Hello Ashlyn,

The Park Planning Division of the Parks and Community Services Department has reviewed the Skye Vista Subdivision Filing No. 1 Final Plat 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 their endorsement on January 8, 2025:

This is a request by Matrix Design Group on behalf of Skye Vista, LLC, for endorsement of Skye Vista Subdivision Filing No. 1 Final Plat, which includes 13 single-family rural residential lots on 36.38 acres, with a minimum lot size of 2.5 acres. The property is zoned RR-2.5 for rural residential uses, and located north of Hodgen Road, west of Stepler Road, and east of the Settler's Ranch subdivision.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Fox Run Regional Trail runs east-west on the north side of Hodgen Road, approximately 0.25 miles south of the project site, while the proposed Cherry Creek Regional Trail is located within adjacent Settler's Ranch, approximately 0.25 mile west of the site. Skye Vista Subdivision is not located within any Candidate Open Space Areas.

Zoned RR-2.5, Skye Vista Subdivision is not required to meet the El Paso County Land Development Code's Planned Unit Development (PUD) 10% open space requirement. The subdivision offers only 0.75 acres of open space, dedicated to stormwater detention and mail kiosks. However, large 2.5-acre lots with natural prairie landscaping offers an abundance of private open space.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$6,565, as shown in the attached Development Application Review Form.

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Skye Vista Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$6,565, to be at time of the recording of this Final Plat.

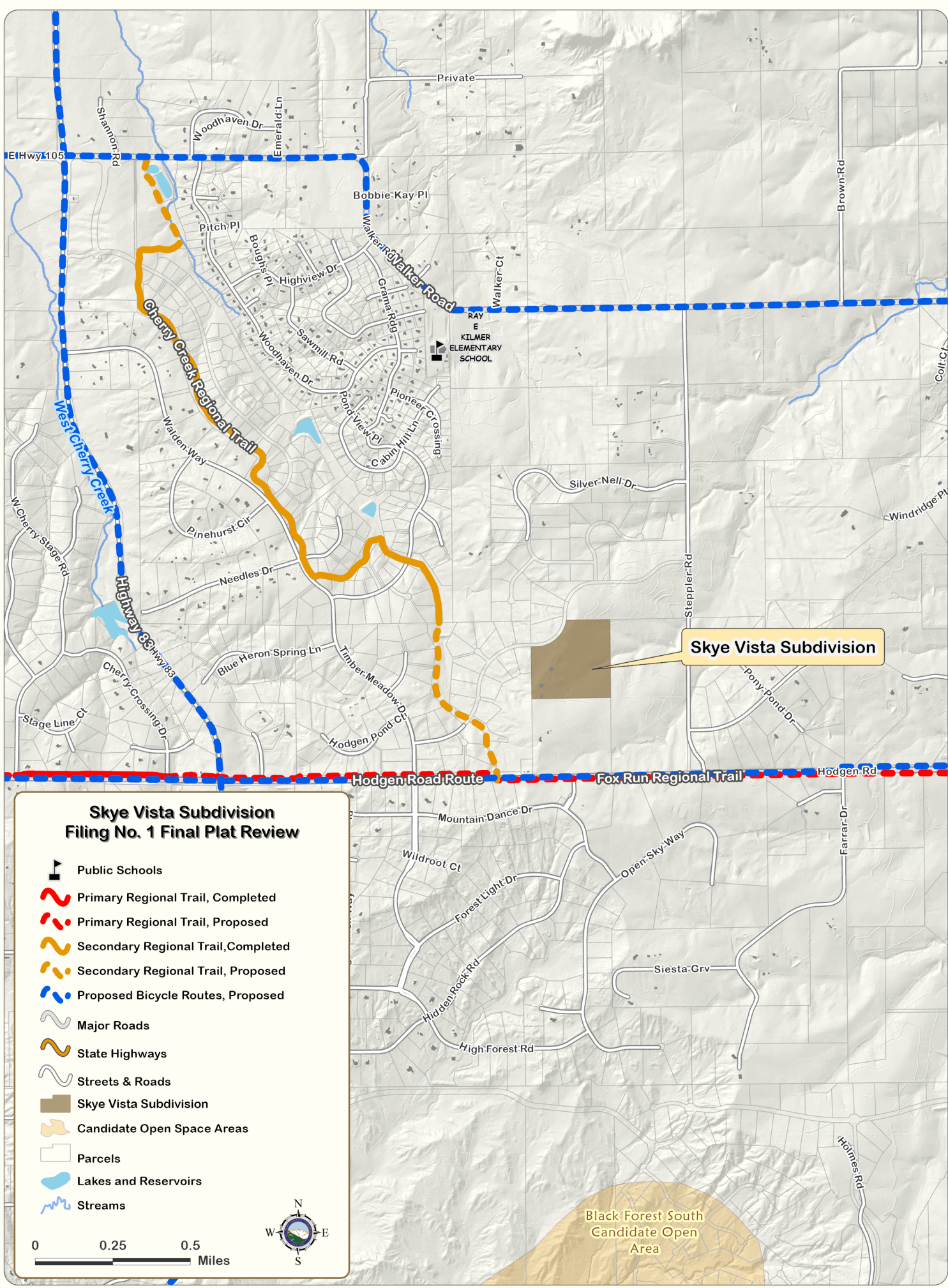
Please let me know if you have any questions or concerns.

Sincerely,

















Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
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Skye Vista Subdivision Filing No. 1 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Skye Vista Subdivision
-  Candidate Open Space Areas
-  Parcels
-  Lakes and Reservoirs
-  Streams



Skye Vista Subdivision

Black Forest South
Candidate Open
Area

Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

January 8, 2025

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:	Skye Vista Subdivision Filing No. 1 Final Plat	Application Type: Final Plat
PCD Reference #:	SF-24-034	Total Acreage: 36.68
		Total # of Dwelling Units: 13
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 0.89
Skye Vista, LLC.	Matrix Design Group	Regional Park Area: 2
13144 Thumbprint Count	Luke Bonner	Urban Park Area: 1
Colorado Springs, CO 80921	2435 Research Parkway, Suite 300	Existing Zoning Code: RR-2.5
	Colorado Springs, CO 80920	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

Regional Park Area: 2

0.0194 Acres x 13 Dwelling Units = 0.252
Total Regional Park Acres: 0.252

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 13 Dwelling Units = 0.00
 Community: 0.00625 Acres x 13 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 13 Dwelling Units = \$6,565
Total Regional Park Fees: \$6,565

Urban Park Area: 1

Neighborhood: \$119 / Dwelling Unit x 13 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 13 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 includes the following condition when considering and/or approving the Skye Vista Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$6,565, to be at time of the recording of this Final Plat.

Park Advisory Board Recommendation: