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December 8, 2020

John Green
Planner
El Paso County Planning & Community Development Department

Subject: Mose Minor Subdivision (MS-205)

John,

The Park Operations Division of the Community Services Department has reviewed the Mose Minor Subdivision application and has the following comments of behalf of El Paso County Parks.

The Mose property is located 5 miles west of Peyton, north of Latigo Blvd. and east of Elbert Road. This request by Alessi and Associates on behalf of Gilbert and Jeanette Mose is to subdivide the existing 6.1 acre lot into two lots. The subject property is shown as split into two parcel, one 3.1 acre parcel and a 3.0 acre parcel.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The proposed Eastonville Regional Trail alignment is .5 miles east of the property. The property is 1.25 miles north of the proposed Meridian Ranch Trail and the existing Falcon Regional Park. The property lies within the Judge Orr Road Candidate Open Space area. No trail easements or park land dedication will be necessary for this development.

Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving of the Mose Minor Subdivision include the following condition: Fees in lieu of land dedication for regional park purposes in the amount of \$934 will be required at time of the recording of the final plat.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



Development Application Permit Review



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

December 8, 2020

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:	Mose	Application Type:	Rezone
PCD Reference #:	P-206	Total Acreage:	6.11
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	2
Mose	Alessi and Associates Inc.	Dwelling Units Per 2.5 Acres:	0.82
12752 Mt Oxford Pl	2989 Broadmoor Valley Rd	Regional Park Area:	2
Peyton, CO 80831	Colorado Springs, CO 80906	Urban Park Area:	5
		Existing Zoning Code:	A-5, RR 2.5
		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 2 Dwelling Units = 0.039
Total Regional Park Acres: 0.039

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

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00
 Community: 0.00625 Acres x 2 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 2 Dwelling Units = \$934
Total Regional Park Fees: \$934

Urban Park Area: 5

Neighborhood: \$116 / Dwelling Unit x 2 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 2 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving of the Mose Minor Subdivision include the following condition: Fees in lieu of land dedication for regional park purposes in the amount of \$934 will be required at time of the recording of the final plat.

Park Advisory Board Recommendation: **No PAB Endorsement Necessary**

Mose Rezone

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Subject Property
- El Paso County Parks
- Candidate Open Space Land

