

TODD MARTS, EXECUTIVE DIRECTOR

PARKS DEPARTMENT

July 1, 2025

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

Subject: Kristin Estates Final Plat (SF-25-021)

Hello Joe,

The Park Planning Division of the Parks Department has reviewed the Kristin Estates Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Kristin Estates Final Plat consists of 10 single-family lots totaling 60 acres, with lots ranging from 5 to 9 acres in size. This parcel is zoned RR-5 (Rural Residential) for low-density, rural, single-family residential development land uses. The property is located approximately a quarter of a mile northeast of the intersection of Highway 94 and North Log Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed subdivision. The nearest major park or open space facilities are Paint Mines Interpretive Park (13.4 miles northeast) and Kanch Ranch (14.52 miles southwest), and the nearest trails are the proposed Highway 94 Regional Trail (0.25 miles south) and the proposed Great Plains Regional Trail (1.13 miles northeast).

The Letter of Intent included a good summary response to parks, trails, and open spaces. This includes reference to the "Candidate for Regional Park/Open Space Areas". The site is adjacent to State Lands that are to be preserved as open space. The overall residential lots are to remain larger than 5-acre parcels and the project will provide additional open space tracts that can be utilized for connectivity.

As no park land or trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Kristin Estates Final Plat: fees in lieu of land dedication for

regional park purposes in the amount of \$5,050 and no urban park fees will be required at time of the recording of the forthcoming Final Plat.

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

Sincerely,



Ashlyn Mathy
Parks Planner
Park Planning Division
El Paso County Parks Department
ashlynmathy@elpasoco.com

Development
Application
Permit
Review



PARKS DEPARTMENT
Park Operations - Recreation and Cultural Services
Parks Planning - Environmental Services - CSU Extension Office

July 1, 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:	Kristin Estates Final Plat	Application Type:	Final Plat
PCD Reference #:	SP-25-021	Total Acreage:	60.00
		Total # of Dwelling Units:	10
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.42
Michael Butler	LDC, INC	Regional Park Area:	4
GWH, LLC	Daniel Kupferer	Urban Park Area:	5
6547 Academy Blvd	(719) 445 9195	Existing Zoning Code:	RR-5
Colorado Springs, CO 80918		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.
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LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 5		
0.0194 Acres x 10 Dwelling Units = 0.194		Neighborhood:	0.00375 Acres x 10 Dwelling Units =	0.00
Total Regional Park Acres: 0.194		Community:	0.00625 Acres x 10 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00

FEE REQUIREMENTS		Urban Park Area: 5	
Regional Park Area: 4		Neighborhood:	\$119 / Dwelling Unit x 10 Dwelling Units = \$0
\$505 / Dwelling Unit x 10 Dwelling Units = \$5,050		Community:	\$184 / Dwelling Unit x 10 Dwelling Units = \$0
Total Regional Park Fees: \$5,050		Total Urban Park Fees: \$0	

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 Kristin Estates Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$5,050 and no urban park fees will be required at time of the recording of the forthcoming Final Plat.

Park Advisory Board Recommendation: N/A

