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PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 19, 2020

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

Subject: Mountain's Edge Minor Final Plat (SF201)

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the development application for Mountain's Edge Minor Final Plat, and is providing the following final comments on behalf of El Paso County Parks:

Mountain's Edge Minor Subdivision consists of 5 residential lots totaling 39.2 acres. The property is on McClelland Road, 1.5 miles south of Hwy 24 between Peyton and Calhan.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The proposed extension of the Rock Island Primary Regional Trail is located 1.6 miles north of the project site. The subject property is not located within any Candidate Open Space, although the Judge Orr Road Candidate Open Space is located approximately 3.5 miles southwest of the property.

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.

The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.



Staff Recommendation:

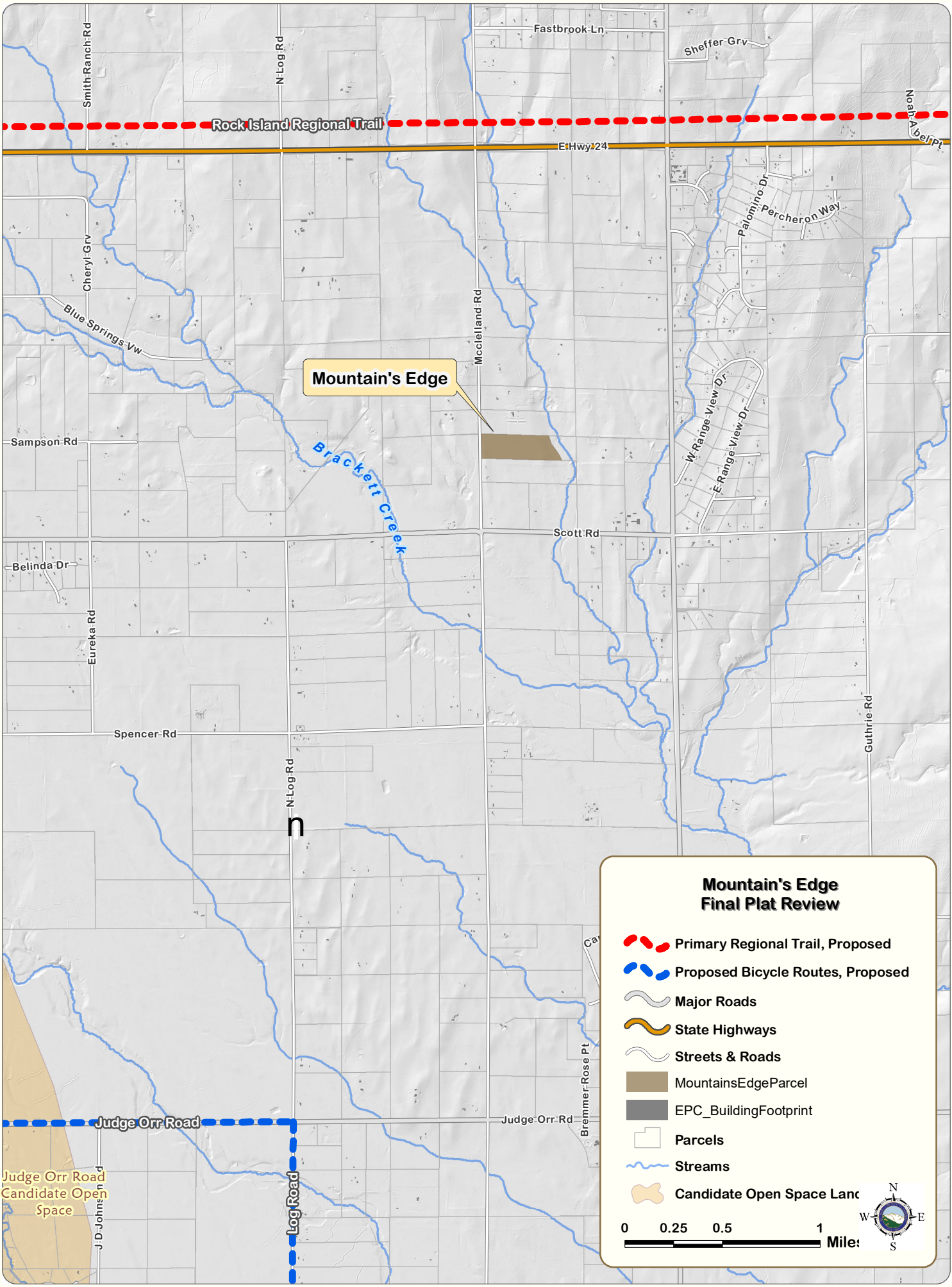
Recommend to the Planning Commission and Board of County Commissioners that approval of the Mountains Edge Minor Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,335.

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

Sincerely,

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





Rock Island Regional Trail

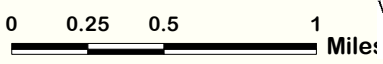
EtHwy24

Mountain's Edge

Brackett Creek

Mountain's Edge Final Plat Review

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  MountainsEdgeParcel
-  EPC_BuildingFootprint
-  Parcels
-  Streams
-  Candidate Open Space Land



Judge Orr Road
Candidate Open
Space

J.D. Johns Rd

Log Road

Judge Orr Rd

Bremmer-Rose Pt

Guthrie Rd

Sampson Rd

Belinda Dr

Spencer Rd

Eureka Rd

Blue Springs Vw

Cheryl Grv

Smith Ranch Rd

N Log Rd

Mcclelland Rd

Scott Rd

Fastbrook Ln

Sheffer Grv

North A Bel Pt

Palomino Dr

Percheron Way

W Range View Dr

E Range View Dr

Development Application Permit Review



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

February 19, 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:	Mountain's Edge Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-201	Total Acreage:	39.23
		Total # of Dwelling Units:	5
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.32
OGC RE2 LLC	Land Development Consultants, Inc.	Regional Park Area:	4
Kevin O'Neil	Daniel Kupferer	Urban Park Area:	5
455 Pikes Peak Ave Suite 102	3898 Maizeland Road	Existing Zoning Code:	RR-5
Colorado Springs, CO 80903	Colorado Springs, CO 80909	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.

LAND REQUIREMENTS

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

Regional Park Area: 4

Urban Park Area: 5

0.0194 Acres x 5 Dwelling Units = 0.097
Total Regional Park Acres: 0.097

Neighborhood:	0.00375 Acres x 5 Dwelling Units =	0.00
Community:	0.00625 Acres x 5 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 4

Urban Park Area: 5

\$467 / Dwelling Unit x 5 Dwelling Units = \$2,335
Total Regional Park Fees: \$2,335

Neighborhood:	\$116 / Dwelling Unit x 5 Dwelling Units =	\$0
Community:	\$179 / Dwelling Unit x 5 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Mountains Edge Minor Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,335.

No PAB Endorsement Necessary