



**EL PASO COUNTY**

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**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

October 9, 2023

Ryan Howser  
Project Manager  
El Paso County Development Services Department

**Subject: Wyoming Estates Filing No.2 Final Plat (SF2322)**

Ryan,

The Parks and Community Services Department has reviewed the Wyoming Estates Filing No.2 Final Plat, and is providing the following administrative comments on behalf of El Paso County Parks:

Wyoming Estates Filing No.2 consists of four (4) residential lots with a minimum lot size of 5 acres. Zoned RR-5 for rural residential land uses, the property is located north of the intersection of Highway 94 and Curtis Road.

The El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed subdivision borders the future Curtis Road Bicycle Route to the east. However, the bicycle route will be accommodated within the public right-of-way and will not affect the proposed subdivision.

As no park lands or trail easement dedications are necessary for this minor subdivision, 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 and rezone applications, so these comments are being provided administratively.

**Staff Recommendation:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Wyoming Estates Filing No.2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.*

Sincerely,

Greg Stachon  
Landscape Architect  
El Paso County Parks and Community Services  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

# Development Application Permit Review



**PARKS AND COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Recreation and Cultural Services Parks Planning -  
 Environmental Services - CSU Extension Office

**October 9, 2023**

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>	Wyoming Estates	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF237	<b>Total Acreage:</b>	21.00
		<b>Total # of Dwelling Units:</b>	4
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.48
Home Run Restorations	Alessi and Associates	<b>Regional Park Area:</b>	4
Shawn Shaffer	Joseph Alessi, PLS	<b>Urban Park Area:</b>	3
3050 N. Curtis Road	2989 Broadmoor Valley Rd. Suite C	<b>Existing Zoning Code:</b>	RR-5
Peyton, CO 80831	Colorado Springs, CO 80906	<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: 4**

0.0194 Acres x 4 Dwelling Units = 0.078

**Total Regional Park Acres: 0.078**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.00

Community: 0.00625 Acres x 4 Dwelling Units = 0.00

**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$505 / Dwelling Unit x 4 Dwelling Units = \$2,020

**Total Regional Park Fees: \$2,020**

**Urban Park Area: 3**

Neighborhood: \$119 / Dwelling Unit x 4 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 4 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 Wyoming Estates Filing No.2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.

**Park Advisory Board Recommendation:** PAB Endorsement Not Necessary

Wyoming Estates

### Wyoming Estates Filing No.2

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
-  Lakes & Ponds
-  Streams
-  Subject Property

0 0.25 0.5 Miles

