



**EL PASO COUNTY**

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**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

September 26, 2024

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

**Subject: Knecht Minor Subdivision Final Plat (SF-24-019)**

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the Knecht Minor Subdivision Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Knecht Minor Subdivision consists of five (5) rural residential lots totaling 21.03 acres, with a minimum lot size of 4.95 acres. Zoned RR-5 for rural residential land uses, the property is located along Meridian Road, approximately 650 feet south of its intersection with Latigo Boulevard.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed subdivision. The nearest existing EPC park facility, Pineries Open Space, is located 0.75-mile northwest of the project site, while the proposed Latigo Trails Open Space located approximately 0.65-mile east of the site. The nearest EPC trail facility, the proposed Latigo Secondary Regional Trail and Alternate route, are located approximately 650 feet north and immediately west of the project site, respectively. The Latigo Regional Trail Alternate route is located on the west side of Meridian Road, so no trail easement is necessary at this location.

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 applications, so these comments are being provided administratively.

**Staff Recommendation:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Knecht Minor Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,525.*

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  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

# Development Application Permit Review



## PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

September 26, 2024

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>	Knecht Minor Subdivision Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-24-019	<b>Total Acreage:</b>	21.03
		<b>Total # of Dwelling Units:</b>	5
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.59
Joe Knecht / David Knecht	Kimley-Horn & Associates	<b>Regional Park Area:</b>	2
9363 St. George Road	Kevin Kofford, PE	<b>Urban Park Area:</b>	3
Peyton, CO, 80831	2 North Nevada Avenue, Suite 900	<b>Existing Zoning Code:</b>	RR-5
	Colorado Springs, CO 80903	<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: 2

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

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

##### Urban Park Area: 3

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: 2

\$505 / Dwelling Unit x 5 Dwelling Units = \$2,525  
**Total Regional Park Fees: \$2,525**

##### Urban Park Area: 3

Neighborhood: \$119 / Dwelling Unit x 5 Dwelling Units = \$0  
 Community: \$184 / 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 Knecht Minor Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,525.

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