



EL PASO COUNTY

COLORADO

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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 20, 2019

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

Subject: Edgewood Minor Subdivision (MS-19-009)

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the development application for the Edgewood Minor Subdivision, and is providing the following final comments on behalf of El Paso County Parks:

The Edgewood Minor Subdivision consists of 2 residential lots totaling approximately 12.23 acres, with a minimum lot size of 5.01 acres. The property is located west of the intersection of Vollmer Road and Poco Road, within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Vollmer Bicycle Route is located approximately 1,700 feet east of the project location, within the right-of-way of Vollmer Road. This proposed bicycle route will be constructed and maintained within the dedicated public right-of-way, so no trail easement request is necessary. However, the applicant is advised that multi-modal transportation options may be developed within the right-of-ways in the future.

The Parks Master Plan also shows the proposed Sand Creek Primary Regional Trail and Sand Creek Primary Regional Trail Alternate Route located approximately 3,000 feet and 400 feet east of the subdivision, respectively. The project site is not located within any Candidate Open Space areas, but is located approximately 525 feet southeast of the Black Forest South Candidate Open Space.

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 Edgewood Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$912.

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

Sincerely,



Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

**Development
Application
Permit
Review**



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

September 20, 2019

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:	Edgewood Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-19-009	Total Acreage:	12.23
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.41
Karen and James Martens	M.V.E., Inc.	Regional Park Area:	2
8190 Poco Road	David Gorman, P.E.	Urban Park Area:	2
Colorado Springs, CO 80908	1903 Lelaray Street, Suite 200	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80907	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

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: 2

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

\$456 / Dwelling Unit x 2 Dwelling Units = \$912
Total Regional Park Fees: \$912

Urban Park Area: 2

Neighborhood: \$113 / Dwelling Unit x 2 Dwelling Units = \$0
 Community: \$175 / 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 that approval of the Edgewood Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$912.

Park Advisory Board Recommendation: No PAB Endorsement Necessary