



EL PASO COUNTY

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
CARRIE GEITNER
LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 1, 2021

John Green
Planner
El Paso County Planning & Community Development Department

Subject: Warner Minor Subdivision (MS-214)

John,

The Park Operations Division of the Community Services Department has reviewed the Warner Minor Subdivision application and has the following comments of behalf of El Paso County Parks.

The subject property is located on the north side of Goshawk Road, 1.8 mile north west of the intersection of Hodgen Road and Meridian Road in Black Forest. This request by MVE Incorporated is to subdivide the existing 40-acre lot into four lots. The center lot will be 20-acres, easterly lot shall be 10-acres, and each of the two westerly lots shall be 5-acres. The site is currently zoned RR-5

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The proposed Hodgen Road Bicycle Route is 0.75 miles south of the property. The Pineries Open Space is 2.6 miles south of the property. This site is located just outside the Black Forest North candidate Open Space area. No trail easements or park land dedication will be necessary for this development.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving the Warner Minor Subdivision: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,840 which will be required at the time of recording of future final plat.

Sincerely,

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



**Development
Application
Permit
Review**



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

July 1, 2021

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:	Warner Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-214	Total Acreage:	40.00
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	4
Brian Warner	Forsgren Associates, LLC	Dwelling Units Per 2.5 Acres:	0.25
17350 W Goshawk Rd.	56 Inverness Dr. East Suite 112,	Regional Park Area:	2
Colorado Springs, CO 80908	Englewood, CO 80112	Urban Park Area:	3
		Existing Zoning Code:	RR-5
		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 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: 2

\$460 / Dwelling Unit x 4 Dwelling Units = \$1,840
Total Regional Park Fees: \$1,840

Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 4 Dwelling Units = \$0
 Community: \$176 / Dwelling Unit x 4 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Warner Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Park Advisory Board Recommendation:

N/A

Warner Minor Subdivision

- SubjectProperty
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Warner
Minor Subdivision

