

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

March 31, 2022

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

**Subject: 6665 Walker Road Minor Subdivision (MS222)**

Kylie,

The Community Services Department has reviewed the 6665 Walker Road Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Terra Nova Engineering on behalf of Collin Brones and Paul Smith. The applicants are requesting a final plat approval for the 6665 Walker Road Minor Subdivision. The site is located south of Walker Road between Thompson Road and Black Forest Road. The subject property is 40.0 acres and has one single-family house on the eastern part of the parcel. The applicant proposes to create a 5-lot minor subdivision.

The El Paso County Parks Master Plan (2013) identifies the proposed Walker Road Bicycle Route along walk Road on the north side of the property. This proposed bicycle route will not be impacted by the minor subdivision because the bicycle route will be accommodated within the public right of way.

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 as shown on the accompanying Subdivision Review Form. The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

**Staff Recommendation:**

*Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 6665 Walker Road Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$2,300.*

Sincerely,  
Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



# Development Application Permit Review



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

**March 31, 2022**

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>	6665 Walker Road Minor Subdivision	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS-222	<b>Total Acreage:</b>	40.00
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	5
Collin Brones / Paul Smith	Terra Nova Engineering	<b>Dwelling Units Per 2.5 Acres:</b>	0.31
954 Pinenut Court	721 S. 23rd Street	<b>Regional Park Area:</b>	2
Colorado Springs, CO 80921	Colorado Springs, CO 80904	<b>Urban Park Area:</b>	1
		<b>Existing Zoning Code:</b>	RR-5
		<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 ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 1**

Neighborhood:	0.00375 Acres x 5 Dwelling Units =	0.00
Community:	0.00625 Acres x 5 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 5 Dwelling Units = \$2,300  
**Total Regional Park Fees: \$2,300**

**Urban Park Area: 1**

Neighborhood:	\$114 / Dwelling Unit x 5 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 5 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 6665 Walker Road Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$2,300.

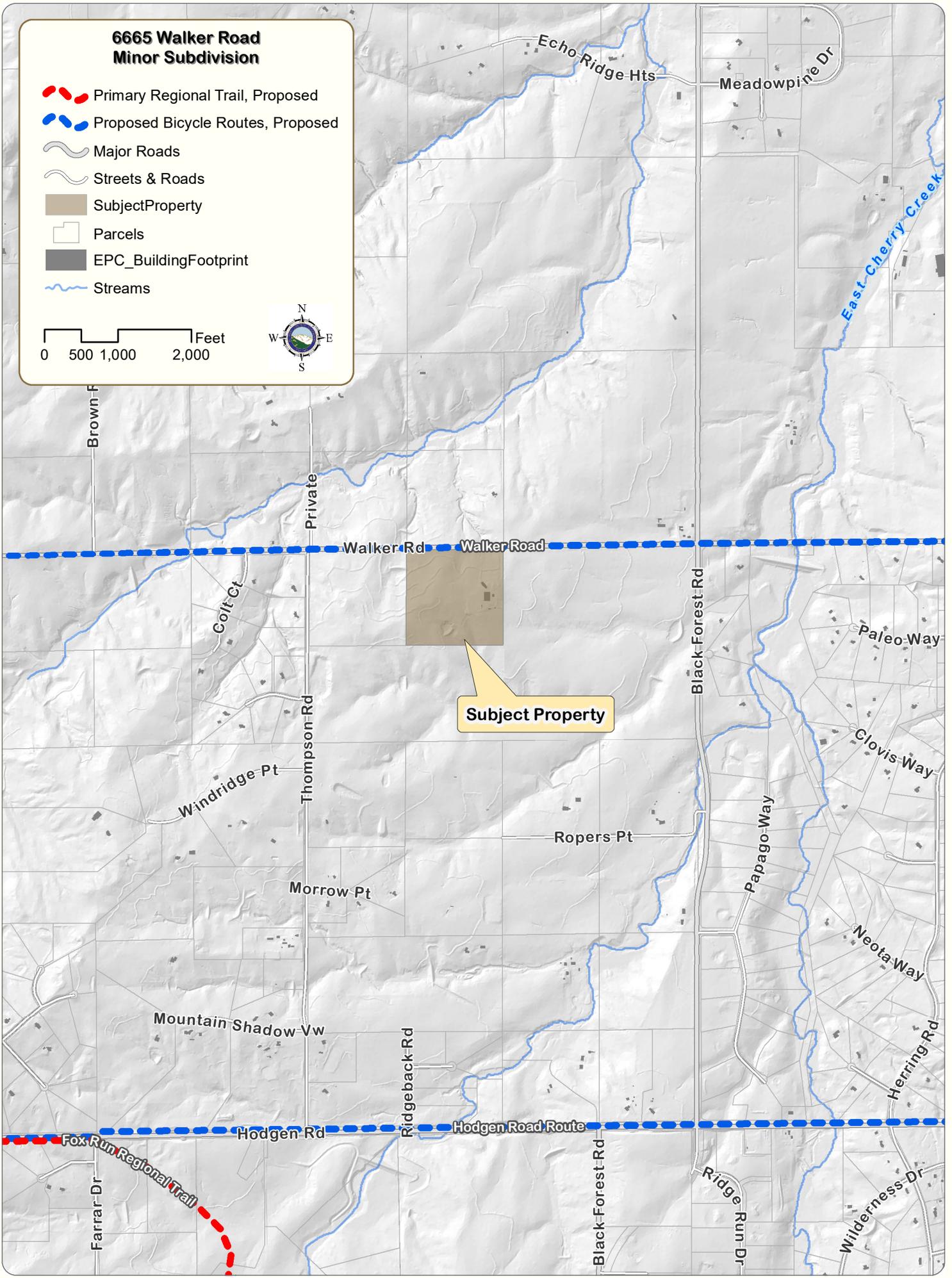
**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**

# 6665 Walker Road Minor Subdivision

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Subject Property
-  Parcels
-  EPC\_BuildingFootprint
-  Streams

0 500 1,000 2,000 Feet



**Subject Property**