

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

August 4, 2022

Matthew Fitzsimmons
Project Manager
El Paso County Development Services Department

Subject: Watkins Vacations (V224)

Matthew,

The Community Services Department has reviewed the Watkins Vacations EX-03-012 vacation application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by Kimley-Horn on behalf of Colorado Springs Utilities to vacate an existing exemption plat (EX-03-012) to return the property back to the conditions prior to the exemption plat. The property consists of two parcels and is 20 acres total in size. The property is located south west of the intersection of Meridian and Blaney Road and is approximately ½ mile north west of Corral Bluffs Open Space.

The El Paso County Parks Master Plan (2013) does not identify any facilities that would be impacted by the vacation. There is a proposed City of Colorado Springs trail alignment running along the south side of the property. It is recommended that the applicant reach out to the City of Colorado Springs to ensure no impacts to the proposed trail.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

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

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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:	Watkins Vacation EX-03-012	Application Type:	Vacation
PCD Reference #:	V224	Total Acreage:	20.00
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Jessica Davis	John Heiberger, PE	Regional Park Area:	4
Colorado Springs Utilities	Kimley-Horn and Associates	Urban Park Area:	3
121 South Tejon Street	2 North Nevada Ave. Suite 300	Existing Zoning Code:	RR-5
Colorado Springs, CO 80903	Colorado Springs, CO 80903	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.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 3		
0.0194 Acres x 0 Dwelling Units = 0.000		Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00
Total Regional Park Acres: 0.000		Community:	0.00625 Acres x 0 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 0 Dwelling Units =	\$0
\$460 / Dwelling Unit x 0 Dwelling Units = \$0		Community:	\$176 / Dwelling Unit x 0 Dwelling Units =	\$0
Total Regional Park Fees: \$0		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Park Advisory Board Recommendation: No PAB endorsement necessary

