



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 8, 2023

Joe Letke
Project Manager
El Paso County Development Services Department

Subject: Black Forest Subdivision (MS2211)

Joe,

The Parks and Community Services Department has reviewed the Black Forest Minor Subdivision development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Black Forest Minor Subdivision consists of four residential lots totaling 24.7 acres, with a minimum lot size of 5 acres. The site is zoned RR-5 for rural residential land uses, the property is located northwest of the intersection of Black Forest Road and Old Ranch Road.

The El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The minor subdivision is one mile south of the proposed Burgess Road Bicycle Route and one mile north of the proposed Briargate Parkway Bicycle Route. Black Forest Section 16 is 1.5 miles north east of the subdivision.

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 and rezone applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Black Forest Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

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

Sincerely,

Greg Stachon
Landscape Architect
El Paso County Parks and Community Services Department
GregStachon@elpasoco.com

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Recreation / Cultural Services

December 8, 2023

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.

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|--------------------------------|--------------------------------|--------------------------------------|-------------------|
| Name: | Black Forest Subdivision | Application Type: | Minor Subdivision |
| PCD Reference #: | MS2211 | Total Acreage: | 24.79 |
| | | Total # of Dwelling Units: | 4 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 0.40 |
| Nabulsi-Abushaban Family Trust | Land Development Consultants | Regional Park Area: | 2 |
| 14384 Whispering Ridge Road | 3898 Maizeland Road | Urban Park Area: | 2 |
| San Diego, CA 92131 | Colorado Springs, CO 80909 | 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: 2

| | | |
|---------------|------------------------------------|-------------|
| 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: 2

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

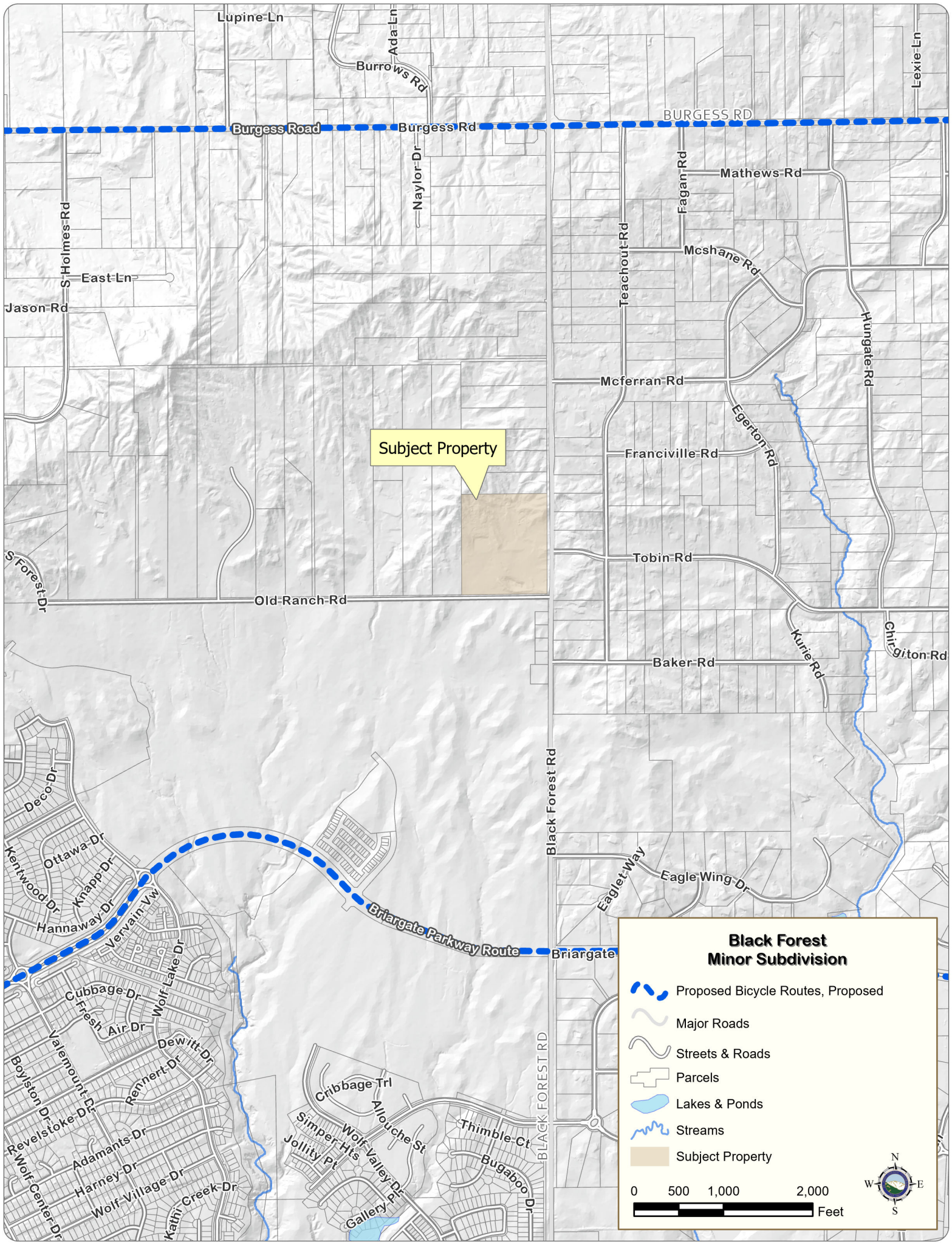
ADDITIONAL RECOMMENDATIONS

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 Black Forest Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary



Subject Property

Black Forest Minor Subdivision

- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- Lakes & Ponds
- Streams
- Subject Property

0 500 1,000 2,000 Feet