

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

December 22, 2022

Ryan Howser
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Miles Subdivision Final Plat (SF2239)

Ryan,

The Community Services Department has reviewed the development application for the Miles Subdivision Preliminary Plan on behalf of El Paso County Parks. Staff acknowledges a change in the number of residential lots that has occurred since the plan was last reviewed. The Miles Subdivision will now include lots 5 and 6 from the Terra Ridge Subdivision due to a Right-of-Way dedication. This modification changes the total number of lots from 9 to 11. Because this is a minor change in the number of lots, no Park Advisory Board endorsement is not necessary. However, please see the revised Subdivision Review Form with recalculated regional and urban park fees, as well as a modified Recommended Motion below in **bold**.

The following recommendations for the Miles Subdivision were presented to and endorsed by the Park Advisory Board on January 13, 2021:

A request by Lodestar Engineering, LLC, on behalf of Phillip and Jennifer Miles, for the Miles Subdivision Preliminary Plan. The site is located east of Black Forest Road and south of Hodgen Road. The property consists of 39.72 acres and includes nine proposed residential lots with a minimum lot size of 5 acres. The site is currently zoned RR-5.

The letter of intent outlines the applicant is proposing to include the 39.72-acre property into the adjacent JeniShay Farms subdivision which is located immediately south of this site. Of the proposed nine lots, two existing residential lots within the JeniShay Farms subdivision are included in this application for access and grading purposes. Since these two lots were already subdivided as part of the JeniShay Farms subdivision, these two lots are not subject to park fees.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Hodgen Road bicycle route is located 0.5 mile



north of the project site, while the Pipeline Trail is located 0.5 miles east of the project site. The Miles Subdivision does not lie within any candidate open space area.

As no park land or trail easement dedications are necessary for this application, Parks staff recommends fees in lieu of land dedication for regional park purposes on the forthcoming final plat as shown below.

“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 Miles Subdivision Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$3,269 will be due at recording of the forthcoming final plat.”

Recommended Motion (Final Plat): Modified – Increase in Fees

Recommend that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Miles Subdivision Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$5,060.

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:	Miles Subdivision Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2239	Total Acreage:	39.20
		Total # of Dwelling Units:	11
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.70
Phillip & Jennifer Miles	Lodestar Engineering	Regional Park Area:	2
15630 Fox Creek Lane	Po Box 88461	Urban Park Area:	1
Colorado Springs, CO 80908	Colorado Springs, CO 80908	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
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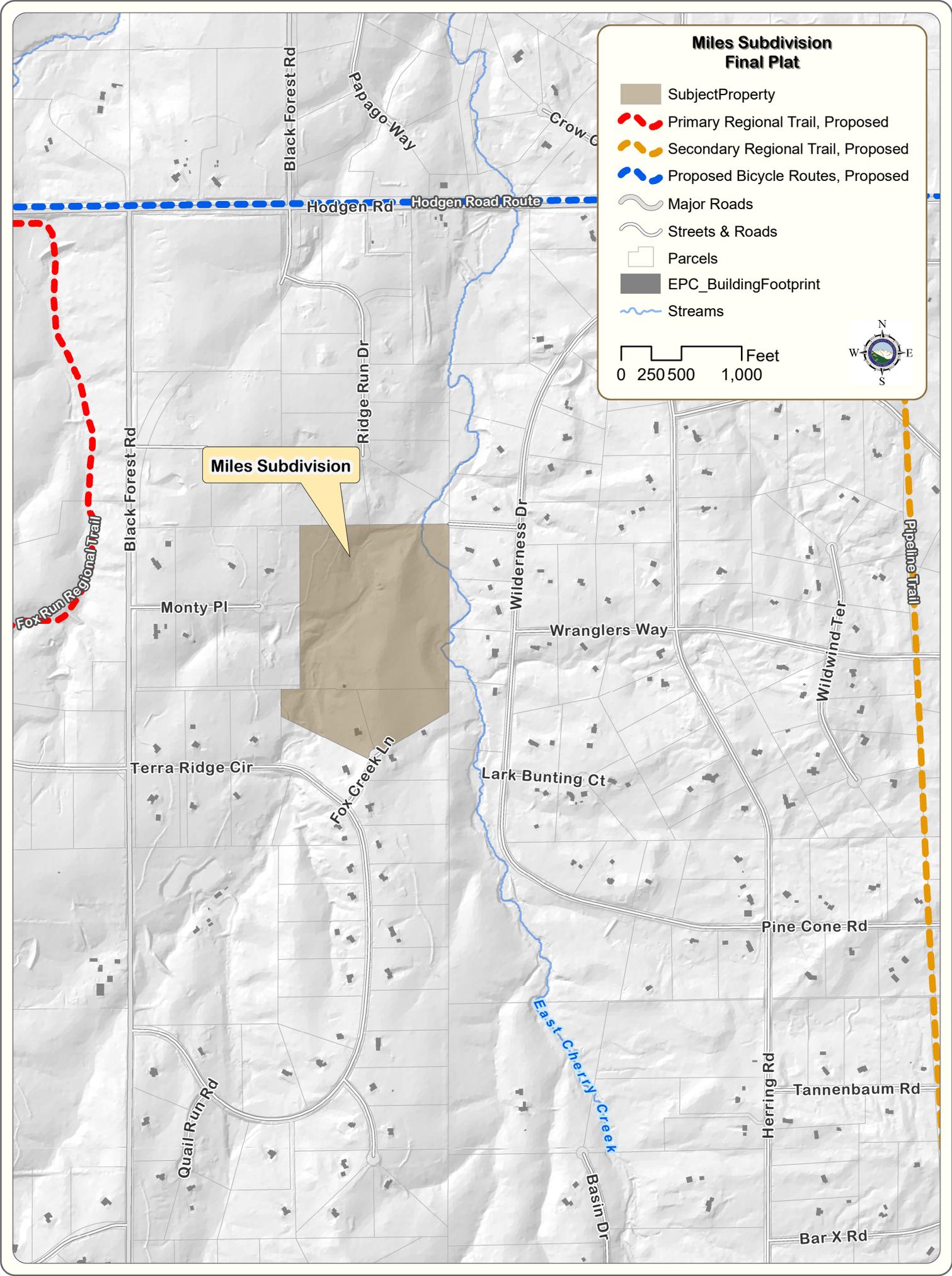
LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2	Urban Park Area: 1		
0.0194 Acres x 11 Dwelling Units = 0.213	Neighborhood: 0.00375 Acres x 11 Dwelling Units =	0.00	
Total Regional Park Acres: 0.213	Community: 0.00625 Acres x 11 Dwelling Units =	0.00	
	Total Urban Park Acres: 0.00		

FEE REQUIREMENTS	Urban Park Area: 1		
Regional Park Area: 2	Urban Park Area: 1		
\$460 / Dwelling Unit x 11 Dwelling Units = \$5,060	Neighborhood: \$114 / Dwelling Unit x 11 Dwelling Units =	\$0	
Total Regional Park Fees: \$5,060	Community: \$176 / Dwelling Unit x 11 Dwelling Units =	\$0	
	Total Urban Park Fees: \$0		

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Miles Subdivision Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$5,060.

Park Advisory Board Recommendation: **No PAB Endorsement Necessary**



Miles Subdivision Final Plat

- SubjectProperty
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 250 500 1,000 Feet



Miles Subdivision

Fox Run Regional Trail

Pipeline Trail

Black Forest Rd
Papago Way
Crow-C
Hodgen Rd
Hodgen Road Route
Ridge Run Dr
Wilderness Dr
Wranglers Way
Terra Ridge Cir
Monty Pl
Fox Creek Ln
Lark Bunting Ct
Pine Cone Rd
Quail Run Rd
East-Cherry Creek
Basin Dr
Herring Rd
Tannenbaum Rd
Bar-X Rd