

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

April 15, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: 15435 East Chaparral Loop Vacation and Replat (VR-225)

Ryan,

The Community Services Department has reviewed the 15435 East Chaparral Vacation and Re-plat application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by Michael Cartmell on behalf of Mason LLC to approve a vacation and re-plat. The subject property is on East Chaparral Loop which is 1.25 miles east of North Peyton Highway and 0.8 miles north of Murphy Road. The property is 2.2 miles NE of Peyton, CO. The Applicant seeks to subdivide the existing 17.82 acre lot into three approximately 5 acre parcels which will have one single family unit on each lot. There is an existing residential home on lot 2 of the newly subdivided lots, whereas lots 1 and 3 are planned for one new residential unit per lot.

The El Paso County Parks Master Plan (2013) does not identify any proposed or existing county facilities that would be impacted by the vacation and replat. 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 vacation and replat applications, so these comments are being provided administratively.

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 15435 East Chaparral Vacation and Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

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

April 15, 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.

Name: 15435 East Chaparral Loop
PCD Reference #: VR-225

Application Type: Vacation and Replat

Total Acreage: 17.82

Total # of Dwelling Units: 3

Applicant / Owner: Maddie Investments LLC
 7702 Barnes Road #140-58
 Colorado Springs, CO 80922

Owner's Representative: Michael Cartmell
 7702 Barnes Road #140-58
 Colorado Springs, CO 80922

Dwelling Units Per 2.5 Acres: 0.42

Regional Park Area: 2

Urban Park Area: 5

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 3 Dwelling Units = 0.058
Total Regional Park Acres: 0.058

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 3 Dwelling Units = 0.00
 Community: 0.00625 Acres x 3 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380
Total Regional Park Fees: \$1,380

Urban Park Area: 5

Neighborhood: \$114 / Dwelling Unit x 3 Dwelling Units = \$0
 Community: \$176 / Dwelling Unit x 3 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 conditions when considering and/or approving the 15435 East Chaparral Vacation and Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

15433 East Chaparral Vacation and Replat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- SubjectProperty
- Unincorporated Towns

0 1,000 2,000 4,000 Feet

