

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

January 26, 2022

John Green
Project Manager
El Paso County Development Services Department

Subject: Falcon Acres Final Plat – (SF-223)

John,

The Community Services Department has reviewed Falcon Acres Final Plat and has the following administrative comments of behalf of El Paso County Parks.

This is a request from Terra Nova Engineering on behalf of Thousand Hills LLC. The property owners seek to subdivide 49.23 acres into 8 residential lots no less than 5 acres. The site is located southwest of the intersection of Davis Road and North Curtis Road. The property is zoned RR-5.

This application was originally known as Falcon Acres Final Plat (SF-07-014). It was considered and approved by the Board of County Commissioners on February 14, 2008. The El Paso County Parks recommendation at the time was the following:

“Recommend fees in lieu of land for regional park purposes in the amount of \$2,824.00. Provide a 25 foot wide easement dedicated to El Paso County parallel with Davis Road, a master planned regional trail.”

This new application was reviewed to ensure compliance with the previously provided comments and El Paso County Parks Master Plan (2013). Since the final plat drawings do show a 25-foot-wide trail easement along the north side of the site, this review can be completed administratively to reflect updated park fees. Staff has no further comment on this application.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Falcon Acres



Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$3,680 (2) Designate and provide a 25-foot public trail easement along the south side of Davis Road that allows for the construction and maintenance by El Paso County of the Davis Road Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

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

January 26, 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:	Falcon Acres Final Plat	Application Type:	Final Plat
PCD Reference #:	SF 223	Total Acreage:	49.23
		Total # of Dwelling Units:	8
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.41
Richard Elliott		Regional Park Area:	4
Thousand Hills Land and Cattle	Terra Nova Engineering, Inc.	Urban Park Area:	3
812 E Monument Street	721 S. 23rd Street	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.

LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 8 Dwelling Units = 0.155
Total Regional Park Acres: 0.155

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 8 Dwelling Units = 0.00
 Community: 0.00625 Acres x 8 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 8 Dwelling Units = \$3,680
Total Regional Park Fees: \$3,680

Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 8 Dwelling Units = \$0
 Community: \$176 / Dwelling Unit x 8 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

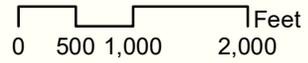
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Falcon Acres Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$3,680 (2) Designate and provide a 25-foot public trail easement along the south side of Davis Road that allows for the construction and maintenance by El Paso County of the Davis Road Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

Falcon Acres Final Plat

-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Parks
-  Subject Property
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC_BuildingFootprint
-  Streams



Falcon Acres

