



EL PASO COUNTY

COLORADO

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

June 16, 2023

Kylie Bagley
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Manley Subdivision Filing No. 2 Vacation and Replat (VR-23-010)

Hello Kylie,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Manley Subdivision Filing No. 2 Vacation and Replat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Manley Subdivision consists of two (2) rural residential lots totaling 22.19 acres, with a minimum lot size of 5.5 acres. Zoned RR-5 for rural residential land uses, the property is located northeast of the intersection of North Curtis Road and Jones Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The existing Rock Island Regional Trail and Trailhead Park are located approximately 3.8 miles northwest of the project site, while the existing Drake Lake Natural Area is located approximately 3.2 miles north. The proposed Curtis Road Bicycle Route is located immediately west and adjacent the subdivision, while the proposed Judge Orr Secondary Regional Trail is located approximately 1.5 miles northeast of the project site. The proposed bicycle route will be constructed and maintained within the dedicated public road right-of-way, so no trail easement requests are necessary. However, the applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

The Candidate Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the eastern half of the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment.

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 vacation and replat applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Manley Subdivision Filing No. 2 Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,010.

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

Sincerely,



Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com



**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT
 Park Operations - Recreation and Cultural Services
 Parks Planning - Environmental Services - CSU Extension Office

June 16, 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.

Name:	Manley Subdivision Filing No. 2 Vacation and Replat	Application Type: Vacation / Replat
PCD Reference #:	VR-23-010	Total Acreage: 22.19
		Total # of Dwelling Units: 2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 0.23
Nancy Manley	Land Development Consultants, Inc.	Regional Park Area: 4
4645 North Curtis Road	Daniel L. Kupferer	Urban Park Area: 3
Falcon, CO 808310	3898 Maizeland Road	Existing Zoning Code: RR-5
	Colorado Springs, CO 80909	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

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

Regional Park Area: 4
 0.0194 Acres x 2 Dwelling Units = 0.039
Total Regional Park Acres: 0.039

Urban Park Area: 3
 Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00
 Community: 0.00625 Acres x 2 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4
 \$505 / Dwelling Unit x 2 Dwelling Units = \$1,010
Total Regional Park Fees: \$1,010

Urban Park Area: 3
 Neighborhood: \$119 / Dwelling Unit x 2 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 2 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Manley Subdivision Filing No. 2 Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,010.

Park Advisory Board Recommendation: No PAB Endorsement Necessary