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DEPARTMENT OF PARKS & COMMUNITY SERVICES

March 6, 2023

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Makings Minor Subdivision (MS233)

Kylie,

The Parks and Community Services Department has reviewed the Makings Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Mr. Drew Makings. The applicant is requesting a final plat approval for the Makings Minor Subdivision. The property is located west of Goodson Road and north of Burgess Road. The subject property is 38.8 acres and is zoned RR-5. The proposed minor subdivision will divide the parcel into four (4) large rural residential single-family lots.

The El Paso County Parks Master Plan identifies the proposed Burgess Road Bicycle Route to the south and east of the subject property. This proposed route will not be affected the application because the bicycle route will be accommodated within the public right of way.

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 subdivision applications, so these comments are being provided administratively. Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Makings Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Sincerely,

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

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Development Application Permit Review



PARKS & COMMUNITY SERVICES DEPARTMENT

Park Operations - Environmental Services - Recreation / Cultural Services

March 6, 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:	Makings Minor Subdivision	Application Type:	Final Plat
PCD Reference #:	MS233	Total Acreage:	38.80
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	4
Andrew and Emilee Makings	Andrew and Emilee Makings	Dwelling Units Per 2.5 Acres:	0.26
9630 Arroya Lane	9630 Arroya Lane	Regional Park Area:	2
Colorado Springs, CO 80908	Colorado Springs, CO 80908	Urban Park Area:	2
		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:

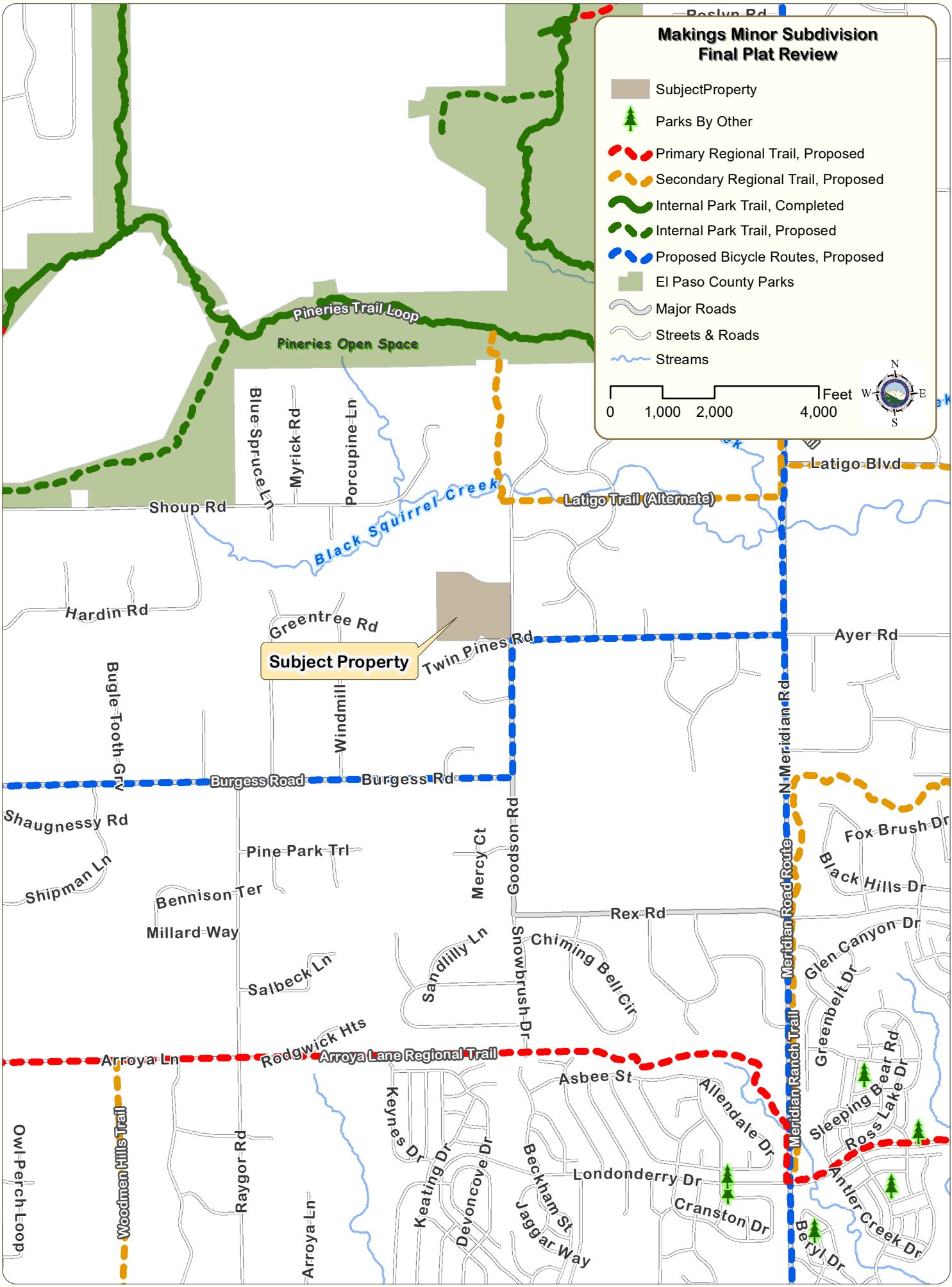
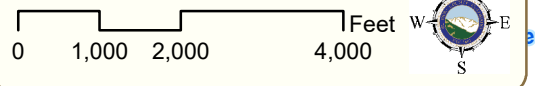
Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Makings Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Park Advisory Board Recommendation:

No PAB endorsement necessary

Makings Minor Subdivision Final Plat Review

-  Subject Property
-  Parks By Other
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  El Paso County Parks
-  Major Roads
-  Streets & Roads
-  Streams



Subject Property

Pineries Trail Loop
Pineries Open Space

Latigo Trail (Alternate)

Black Squirrel Creek

Greentree Rd

Twin Pines Rd

Latigo Blvd

Shoup Rd

Hardin Rd

Ayer Rd

Bugle-Tooth Cir

Burgess Rd

Shaugnessy Rd

Fox Brush Dr

Pine Park Trl

Black Hills Dr

Bennison Ter

Mercy Ct

Rex Rd

Millard Way

Salbeck Ln

Sandlilly Ln

Snowbrush Dr

Chiming Bell Cir

N Meridian Rd

Meridian Ranch Trail

Arroya Ln

Rodgwick Hts Arroya Lane Regional Trail

Glen Canyon Dr

Raygor Rd

Asbee St

Allendale Dr

Greenbelt Dr

Sleeping Bear Rd

Ros Lake Dr

Keynes Dr

Keating Dr

Devoncove Dr

Beckham St

Jaggard Way

Londonderry Dr

Cranston Dr

Beryl Dr

Antler Creek Dr

Arroya Ln