



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 16, 2024

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

Subject: Lazy Y Minor Subdivision (SF-24-028)

Hello Joe,

The Park Planning Division of the Parks and Community Services Department has reviewed the Lazy Y Minor Subdivision development application, and is providing the following administrative comments on behalf of El Paso County Parks:

Lazy Y Minor Subdivision consists of one 5.19-acre rural residential lot and one 28.72-acre commercial lot, that latter of which will be utilized as an RV park . Zoned RR-5 and RVP for rural residential land and RV park uses, the property is located south of East Highway 24 on Peyton Highway, approximately 0.50 mile south of the northeastern terminus of the Rock Island Regional Trail in the unincorporated Town of Peyton.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed subdivision. The proposed Peyton Highway Bicycle Route is located immediately adjacent to and east of the site, located within the right-of-way for Peyton Highway. As any bicycle route will be incorporated into the right-of-way, no trail easements are not necessary, however, the applicant should be aware that multi-modal transportation may be incorporated into the corridor in the future.

As no park lands or trail easement dedications are necessary for this 2-lot Final Plat, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. Per prior rulings by the El Paso County Board of County Commissioners, no park fees will be assessed for the commercial lot. The El Paso County Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Lazy Y Minor Subdivision includes the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$505.

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

Sincerely,

Ross A. Williams
Park Planner
Park 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

October 16, 2024

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:	Lazy Y Minor Subdivision	Application Type:	Final Plat
PCD Reference #:	SF-24-028	Total Acreage:	36.24
		Total # of Dwelling Units:	1
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.07
Longhorn Acres Land & Cattle, LLC	N.E.S., Inc	Regional Park Area:	4
P.O. Box 516	Andrea Barlow	Urban Park Area:	5
Peyton, CO 80831	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-5, RVP
	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-5, RVP

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 1 Dwelling Units = 0.019
Total Regional Park Acres: 0.019

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

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
 Community: 0.00625 Acres x 0 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$505 / Dwelling Unit x 1 Dwelling Units = \$505
Total Regional Park Fees: \$505

Urban Park Area: 5

Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 0 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 Lazy Y Minor Subdivision includes the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$505.

Park Advisory Board Recommendation: No PAB Endorsement Necessary