

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

July 18, 2022

Ryan Howser
Project Manager
El Paso County Planning and Community Development

Subject: 4360 Diamondback Court Vacation Replat (VR2210)

Ryan,

The Community Services Department has reviewed the 4360 Diamondback Court Vacation Replat and has the following administrative comments of behalf of El Paso County Parks.

The proposal is for approval of a Final Plat for the development of 2 rural residential lots on approximately 10.21 acres. The subdivision is located off of Diamondback Road which is approximately 3 miles west of the intersection of Interstate 25 and Baptist Road. The subdivision is one half mile east of Pike National Forest.

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 subdivisions, so these comments are being provided administratively.

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 4360 Diamondback Court Vacation / Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$920 upon filing of final plat.

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

Sincerely,

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



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services -
 Recreation / Cultural Services

July 18, 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:	4360 Diamondback Court	Application Type:	Vacate & Replate
PCD Reference #:	VR-2210	Total Acreage:	10.21
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.49
		Regional Park Area:	1
Z Investments	William Guman & Associates	Urban Park Area:	1
PO Box 50005	731 North Weber Street	Existing Zoning Code:	RR-5
Colorado Springs, CO 80949	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

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

Regional Park Area: 1

Urban Park Area: 1

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

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: 1

Urban Park Area: 1

\$460 / Dwelling Unit x 2 Dwelling Units = \$920
Total Regional Park Fees: \$920

Neighborhood:	\$114 / Dwelling Unit x 2 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 2 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 4360 Diamondback Court Vacation / Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$920 upon filing of final plat.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

4360 Diamondback Ct. Vacate & Replat

- SubjectProperty
- Secondary Regional Trail, Proposed
- Pike National Forest
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Fs Rd 320

Pike National Forest

Edwards Rd
Turner Rd
Evans Dr
Mount Herman Ln

Remuda Rd

North Beaver Creek

4360 Diamondback Ct.

South Beaver Creek

Mesa Top Dr
Forest Lakes Trail
Forest Lakes Dr

Beaver Creek

Bronco Dr

Rock View Dr

Plateau Dr

Hay Creek Rd

Hay Creek

Tapadero Dr

Spur Dr

Northern Boundary Rd

Fs Rd 313