

**PARKS & COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

April 5, 2023

Ryan Howser  
Project Manager  
El Paso County Development Services Department

**Subject: Guntzelman Porcelain Pines Minor Subdivision – (MS234)**

Ryan,

The Parks & Community Services Department has reviewed the Guntzelman Porcelain Pines Minor Subdivision and has the following final comments of behalf of El Paso County Parks.

This is a request from SMH Consultants on behalf of Kristian & Christa Guntzelman. The property owners seek to subdivide 35.2 acres into four residential lots of no less than 5 acres. The site is located on the south side of Highway, 24 in Cascade, CO just north of the entrance to the Pikes Peak Highway.

The El Paso County Parks Master Plan (2013) shows the proposed Ute Pass Regional Trail running east and west along Chipita Park Road about 300 feet to the north of the proposed development. The development would not impact the proposed trail as they do not intersect.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional park purposes in the amount of \$1,840. 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 Recommended Motion (Minor Subdivision):**

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

Sincerely,

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



**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

Park Operations - Environmental Services - Recreation / Cultural Services

April 5, 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.

<b>Name:</b>	Guntzelman Porcelain Pines	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS234	<b>Total Acreage:</b>	35.20
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	4
		<b>Dwelling Units Per 2.5 Acres:</b>	0.28
		<b>Regional Park Area:</b>	3
Kristian & Christa Guntzelman	SMH Consultants	<b>Urban Park Area:</b>	5
5381 Sugar Camp Road	411 Tejon Street, Suite 1	<b>Existing Zoning Code:</b>	R-T
Milford, OH 45150	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	R-T

**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: 3**

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: 5**

Neighborhood:	0.00375 Acres x 4 Dwelling Units =	0.00
Community:	0.00625 Acres x 4 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 3**

\$460 / Dwelling Unit x 4 Dwelling Units = \$1,840  
**Total Regional Park Fees: \$1,840**

**Urban Park Area: 5**

Neighborhood:	\$114 / Dwelling Unit x 4 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 4 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**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 Guntzelman Porcelain Pines 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**

# Guntzelman Porcelain Pines Minor Subdivision

- Subject Property
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Pike National Forest
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- Streams

0 250 500 1,000 Feet

