

EL PASO  **COUNTY**
COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 2, 2021

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

Subject: Colvin Heritage Farms Minor Subdivision (MS-20-010)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the development application for the Colvin Heritage Farms Minor Subdivision, and is providing the following final comments on behalf of El Paso County Parks:

The Colvin Heritage Farms Minor Subdivision consists of 2 residential lots totaling approximately 19.8 acres, with a minimum lot size of 9.67 acres. The property is located at the intersection of Burgess Road and Green Acres Lane, within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed minor subdivision. The proposed Burgess Road Bicycle Route is located immediately south and adjacent the project location, within the right-of-way of Burgess Road, while the proposed Vollmer Road Bicycle Route and Sand Creek Primary Regional Trail are located approximately 0.87 mile west of the subdivision. Furthermore, the existing Black Forest Section 16 Trail system and Pineries Open Space are located approximately 0.90 and 0.75 mile west and north of the project site, respectively. The aforementioned proposed bicycle routes will be constructed and maintained within the dedicated public rights-of-way, so no trail easement dedications are necessary. The applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future. Staff acknowledges the applicant's dedication of a 20' right-of-way for possible future expansion of Burgess Road.

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.



Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Colvin Heritage Farms Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$934.

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

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

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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:	Colvin Heritage Farms Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-20-010	Total Acreage:	19.80
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.25
Kevin and Michelle Colvin	Jane B. Fredman, Attorney	Regional Park Area:	2
4336 Normandy Court	13511 Northgate Estates Drive, Suite 250	Urban Park Area:	2
Royal Oak, MI 48073-2265	Colorado Springs, CO 80921	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): NO
Regional Park Area: 2	Urban Park Area: 2
0.0194 Acres x 2 Dwelling Units = 0.039	Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00
Total Regional Park Acres: 0.039	Community: 0.00625 Acres x 2 Dwelling Units = 0.00
	Total Urban Park Acres: 0.00
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 2
\$467 / Dwelling Unit x 2 Dwelling Units = \$934	Neighborhood: \$116 / Dwelling Unit x 2 Dwelling Units = \$0
Total Regional Park Fees: \$934	Community: \$179 / 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 Colvin Heritage Farms Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$934.

Park Advisory Board Recommendation: **No PAB Endorsement Necessary**