



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

August 18, 2022

Ryan Howser
Project Manager
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Eagle Rising Filing No. 1 – Final Plat (SF2225)

Ryan,

The Community Services Department has reviewed the Eagle Rising Filing No. 1 Final Plat and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on September 14, 2022.

This request is by Land Resource Associates on behalf of MyPad, Inc. for final plat approval of Eagle Rising Final Plat Filing No. 1. The site is 35.3 acres and is zoned RR-2.5 (Rural Residential). It is located east of Black Forest Road and north of Briargate Parkway. The applicant is proposing to subdivide the property into 8 residential lots with a minimum lot size of 2.5 acres on 28.3 acres, one 5 acre tract to be held for future development, and 1.8 acres of right-of-way. The average lot size will be 3.5 acres.

The El Paso County Parks Master Plan shows the proposed Briargate Parkway Bicycle Route in the vicinity of the project. This route will be accommodated within the right-of-way and installed as part of future road improvements. The Parks Master Plan does not show any regional trail connections in the immediate vicinity of this project. Parks staff recommends fees in lieu of land for regional and urban park purposes.



Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Eagle Rising Filing No. 1 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,140.

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
 Veterans Services - Recreation / Cultural Services

September 14, 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:	Eagle Rising Final Plat Filing No. 1	Application Type:	Final Plat
PCD Reference #:	SF2225	Total Acreage:	70.77
		Total # of Dwelling Units:	8
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.28
Casas Limited Partnership #4	Land Resource Associated	Regional Park Area:	2
MyPad, Inc. General Partner	David Jones, Land Planner	Urban Park Area:	2
5390 N Academy Blvd. #300	9736 Mountain Road	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80918	Chipita Park, CO 80809	Proposed Zoning Code:	RR-2.5

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 8 Dwelling Units = 0.155
Total Regional Park Acres: 0.155

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

Urban Park Area: 2

Neighborhood:	0.00375 Acres x 8 Dwelling Units =	0.00
Community:	0.00625 Acres x 8 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 8 Dwelling Units = \$3,680
Total Regional Park Fees: \$3,680

Urban Park Area: 2

Neighborhood:	\$114 / Dwelling Unit x 8 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 8 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Eagle Rising Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$4,140.

Park Advisory Board Recommendation:

PAB Endorsed 09-14-2022