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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 5, 2019

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

**Subject: Pony Tracts II Minor Subdivision (MS-19-008)**

Hello Lindsay,

The Planning Division of the Community Services Department has reviewed the development application for the Pony Tracts II Minor Subdivision, and has the following comments on behalf of El Paso County Parks.

M.V.E., Inc., on behalf of Gregory S. and Tanya R. Wolff, is requesting approval of Pony Tracts II, a two lot minor subdivision totaling 9.70 acres. The property is located west of the intersection of Roller Coaster Road and Old North Gate Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed development. The Roller Coaster Road Bicycle Route is located approximately 0.25 mile east of the project site, while the proposed Smith Creek Secondary Regional Trail is located 0.65 mile to the west. Fox Run Regional Park is located 1.35 miles north of the property, along Roller Coaster Road. The proposed Highway 83 Bicycle Route is located 0.75 mile to the east. The property is not located within any candidate open space land.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$912 as shown on the attached Subdivision Review Form. The Park Advisory Board does not review and endorse minor subdivision applications, so these comments are provided administratively.

### Staff Recommendation:

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Pony Tracts II Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$912.*

Please feel free to contact me if you have any questions or concerns.

Sincerely,

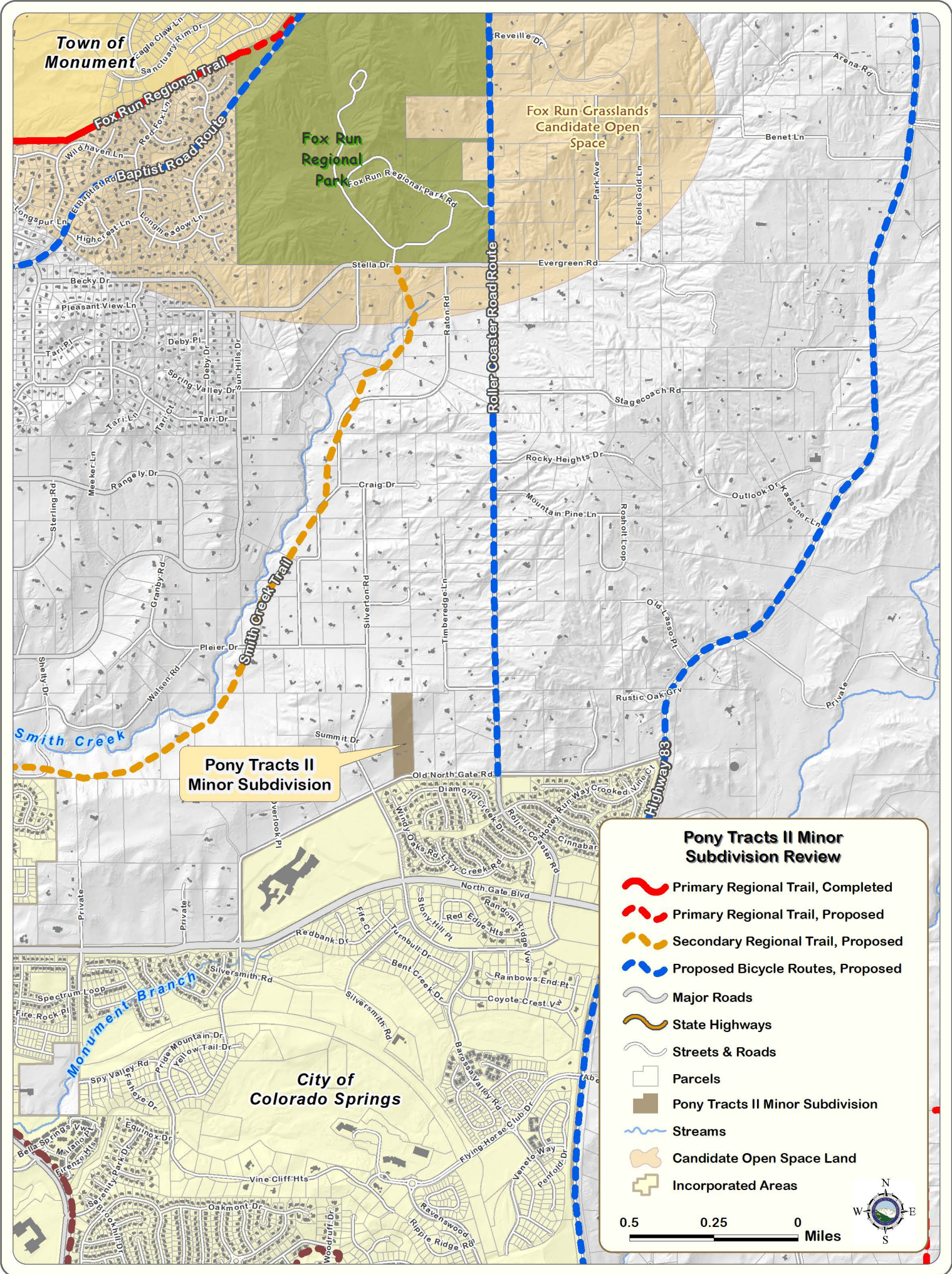
Ross Williams  
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**Town of Monument**

**Fox Run Regional Trail**

**Fox Run Regional Park**

**Fox Run Grasslands Candidate Open Space**

**Roller Coaster Road Route**

**Smith Creek Trail**

**Pony Tracts II Minor Subdivision**

**Highway 83**

**Smith Creek**

**Monument Branch**

**City of Colorado Springs**

**Pony Tracts II Minor Subdivision Review**

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- Pony Tracts II Minor Subdivision
- Streams
- Candidate Open Space Land
- Incorporated Areas

0.5 0.25 0 Miles





# Development Application Permit Review



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

September 5, 2019

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>                | Pony Tracts II Minor Subdivision | <b>Application Type:</b>             | Minor Subdivision |
| <b>PCD Reference #:</b>     | MS-19-008                        | <b>Total Acreage:</b>                | 9.70              |
|                             |                                  | <b>Total # of Dwelling Units:</b>    | 2                 |
| <b>Applicant / Owner:</b>   | <b>Owner's Representative:</b>   | <b>Dwelling Units Per 2.5 Acres:</b> | 0.52              |
| Gregory S. & Tanya R. Wolff | M.V.E., Inc.                     | <b>Regional Park Area:</b>           | 2                 |
| 14160 Roller Coaster Road   | Charles Crum                     | <b>Urban Park Area:</b>              | 2                 |
| Colorado Springs, CO 80921  | 1903 Lelaray Street              | <b>Existing Zoning Code:</b>         | RR-5              |
|                             | Colorado Springs, CO 80909       | <b>Proposed Zoning Code:</b>         | 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**

**Regional Park Area: 2**

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

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

**Urban Park Area: 2**

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: 2**

\$456 / Dwelling Unit x 2 Dwelling Units = \$912  
**Total Regional Park Fees: \$912**

**Urban Park Area: 2**

Neighborhood: \$113 / Dwelling Unit x 2 Dwelling Units = \$0  
 Community: \$175 / 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 Pony Tracts II Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$912.

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