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## COMMUNITY SERVICES DEPARTMENT

PARKS OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION / CULTURAL SERVICES

December 19, 2018

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

**Subject: McConnell Minor Subdivision (MS-18-003)**

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the McConnell Minor Subdivision development application and has the following comments:

The El Paso County Parks Master Plan (2013) shows no parks, trails, or open space impacted by this project. The project site is located south of the intersection of Scott Road and North Ellicott Highway. The proposed Rock Island Primary Regional Trail is located approximately 2.4 miles north of the project site. The project site is not located within or near any Candidate Open Space lands.

As no trail easement or park land dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$1,290 as shown on the attached Subdivision Review Form. These comments are being provided administratively, as the Park Advisory Board as elected to not review or endorse minor subdivision development applications.

Sincerely,

Paul Whalen  
Landscape Architect  
Planning Division  
Community Services Department  
[paulwhalen@elpasoco.com](mailto:paulwhalen@elpasoco.com)





# Development Application Permit Review



Community Services Department  
Park Operations ~ Planning ~ Recreation / Cultural Services  
Environmental Services ~ Veterans Services ~ CSU Extension

December 19, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	McConnell Minor Subdivision	Application Type:	Minor Subdivision
DSD Reference #:	MS-18-003	CSD / Parks ID#:	0
		Total Acreage:	40
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units	3
Meadow Homes, LLC	Craig McConnell	Gross Density:	0.08
Noreen McConnell	16985 Fletcherville Lane		
7635 McLaughlin Road	Peyton, CO 80831	Park Region:	4
Peyton CO 80831		Urban Area:	5

Existing Zoning Code: RR-5      Proposed Zoning: RR-5

## REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

## LAND REQUIREMENTS

Urban Density: ☐ (2.5 units or greater/1 acre)

Regional Parks: 4	Urban Parks Area: 5
0.0194 Acres x 3 Dwelling Units = 0.058 acres	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres
	Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres
	Total: 0.00 acres

## FEE REQUIREMENTS

Regional Parks: 4	Urban Parks Area: 5
\$430.00 / Unit x 3 Dwelling Units = \$1,290.00	Neighborhood: \$107.00 / Unit x 0 Dwelling Units = \$0.00
	Community: \$165.00 / Unit x 0 Dwelling Units = \$0.00
	Total: \$0.00

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the McConnell Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,290.

Park Advisory Board Recommendation: No PAB Endorsement Required