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## DEPARTMENT OF PARKS & COMMUNITY SERVICES

April 5, 2023

Ashlyn Mathy  
Project Manager  
El Paso County Development Services Department

**Subject: Peyton Ranches Filing No.1A (VR235)**

Ashlyn,

The Parks and Community Services Department has reviewed the Peyton Ranches Filing No.1A Vacation and Replat application and is providing the following comments on behalf of El Paso County Parks.

This is a request by MVE, Inc. on behalf of Fridah Wood. The applicant is requesting approval of a minor plat deeded parcel of the southern portion of lot 104, Peyton Ranches. Peyton Ranches subdivision was recorded in 1972. A southern portion of said Lot 104 was created as an illegal subdivision by deed in 2002. The proposed Minor Plat will create one (1) lot to be known as Lot 104 A with an area of 8.5 acres shown on Peyton Ranches Filing No. 1A.

The El Paso County Parks Master Plan does not identify any facilities that would be impacted by this filing. The proposed Peyton Highway Bicycle Route runs to the north to south along Peyton Highway, but the proposed bicycle route is approximately one mile to the west of the subject property.

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. 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 Recommendation:**

*Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Peyton Ranches Filing No.1A: require fees in lieu of land dedication for regional park purposes in the amount of \$460.*

Sincerely,

Greg Stachon  
Landscape Architect  
Parks and Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

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**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>	Peyton Ranches Filing No.1A	<b>Application Type:</b>	Vacation and Replat
<b>PCD Reference #:</b>	VR235	<b>Total Acreage:</b>	8.50
		<b>Total # of Dwelling Units:</b>	1
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.29
		<b>Regional Park Area:</b>	2
Fridah Joanitah Wood	MVE, Inc.	<b>Urban Park Area:</b>	5
719 Mediterranean Point	1903 Lelaray Street, Suite 200	<b>Existing Zoning Code:</b>	RR-5
Colorado Springs, CO 80910	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**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Regional Park Area: 2**

**Urban Park Area: 5**

0.0194 Acres x 1 Dwelling Units = 0.019  
**Total Regional Park Acres: 0.019**

Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00
Community:	0.00625 Acres x 0 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

**Urban Park Area: 5**

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

Neighborhood:	\$114 / Dwelling Unit x 0 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 0 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 Peyton Ranches Filing No. 1A: require fees in lieu of land dedication for regional park purposes in the amount of \$460.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

# Peyton Ranches Filing No.1A Final Plat

- SubjectProperty
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Streams

