

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

July 28, 2022

Ms. Kylie Bagley
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: High View Estates Major Subdivision (SP-226)

Dear Kylie,

The Community Services Department has reviewed the development application for High View Estates Major Subdivision on behalf of El Paso County Parks. This development application was previously reviewed in March of this year. The subdivision was uploaded as a minor subdivision and was given file #MS222. The application should have been classified as a major subdivision which it has been now and has a new file #SP226. Staff acknowledges that the file number has changed. There does not appear to be any changes to the lot configuration, number of lots, or impacts to parks and trails. Park Advisory Board endorsement is not required for this application. See original comments below:

This is a request by Terra Nova Engineering on behalf of Collin Brones and Paul Smith. The applicants are requesting a final plat approval for the 6665 Walker Road Minor Subdivision. The site is located south of Walker Road between Thompson Road and Black Forest Road. The subject property is 40.0 acres and has one single-family house on the eastern part of the parcel. The applicant proposes to create a 5-lot minor subdivision.

The El Paso County Parks Master Plan (2013) identifies the proposed Walker Road Bicycle Route along walk Road on the north side of the property. This proposed bicycle route will not be impacted by the minor subdivision because the bicycle route will be accommodated within the public right of way.

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 that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the High View Estates Major Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$2,300.

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

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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:	High View Estates	Application Type:	Major Subdivision
PCD Reference #:	MS-222	Total Acreage:	40.00
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	5
Collin Brones / Paul Smith	Terra Nova Engineering	Dwelling Units Per 2.5 Acres:	0.31
954 Pinenut Court	721 S. 23rd Street	Regional Park Area:	2
Colorado Springs, CO 80921	Colorado Springs, CO 80904	Urban Park Area:	1
		Existing Zoning Code:	RR-5
		Proposed Zoning Code:	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 5 Dwelling Units = 0.097
Total Regional Park Acres: 0.097

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

Urban Park Area: 1

Neighborhood:	0.00375 Acres x 5 Dwelling Units =	0.00
Community:	0.00625 Acres x 5 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 5 Dwelling Units = \$2,300
Total Regional Park Fees: \$2,300

Urban Park Area: 1

Neighborhood:	\$114 / Dwelling Unit x 5 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 5 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the High View Estates Major Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$2,300.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

High View Estates Major Subdivision

- SubjectProperty
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet

