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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 30, 2020

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

Subject: Abeyta Minor Subdivision (MS203)

Hello Ryan,

The Planning Division of the Community Services Department has reviewed the Abeyta Minor Subdivision and has the following administrative comments on behalf of El Paso County Parks. This property is located along Vollmer Road immediately adjacent to Pinerias Open Space which is owned and managed by El Paso County Parks. Additionally, this property is subject to the conditions of a conservation easement held by Palmer Land Trust.

The El Paso County Parks Master Plan (2013) shows a proposed bicycle route along Vollmer road which is impacted by the minor subdivision. This bicycle route will be accommodated within the public right-of-way which is being shown on the plat drawing as a 40' preservation easement. No easement requests are necessary; however, the applicant is advised that multi-modal transportation options will be developed with the right-of-way in the future.

The Pinerias Open Space is located directly adjacent to the east of this subdivision. The open space is managed in conjunction with the Palmer Land Trust through a conservation easement which seeks to protect the scenic, wildlife, aesthetic, recreational, and ecological conservation values in perpetuity. Staff is concerned about the proximity of residential development to the open space and the potential impact to the conservation values El Paso County is charged to protect. This includes impacts from stormwater runoff, encroachment of noxious weeds, drifting of herbicides and pesticides, and trespass onto the property. Per LDC requirements the applicant is required to provide a 25-ft setback along each lot line to act as a buffer between residential and nonresidential properties. Staff would ask that the applicant instead provide a 25-ft no-build conservation zone along the lot lines that border the open space to provide adequate protection to the open space.



There is an existing leach field located on the open space property that serves the existing residential house on Lot 1. El Paso County would ask the applicant to remove the leach field from the open space property and that this should be a condition of approval.

There is an existing right-of-way along the northern boundary of the minor subdivision. The Pineries Open Space Master Plan does not show any proposed public access along this corridor therefore it is not needed for the open space.

El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes as outlined below. The Park Advisory Board has elected not to review and endorse minor subdivision application, so these comments are being provided administratively.

Staff Recommendation:

El Paso County Parks staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Abeyta Minor Subdivision: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$1,868 which will be required at the time of recording of the final plat, (2) require the applicant provide a 25-Ft no-build conservation zone along the lot lines bordering the Pineries Open Space, (3) remove the leach field located on the Pineries Open Space that serves Lot 1.

Please let me know if you have any questions or concerns.

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
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