



EL PASO COUNTY

COLORADO

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PARKS AND COMMUNITY SERVICES DEPARTMENT

June 26, 2024

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

Subject: Habitat for Humanity Preliminary Plan, 2nd Submittal (SP-24-003)

Hello Scott,

The Park Planning Division of the Parks and Community Services Department has reviewed the 2nd submittal of the Habitat for Humanity Preliminary Plan development application and has no additional comments on behalf of El Paso County Parks. As noted in the previously endorsed Recommended Motion ([see below](#)), staff asks that the applicant submit a detailed Landscape Plan with the Preliminary Plan to show the park layout in Tract A. Please note that this park will not be eligible for a Park Lands Agreement if the primary park amenities are constructed within the bounds of the detention pond itself. A sidewalk/trail, benches, shade structures, dog waste stations, and appropriate landscaping may be eligible if constructed outside of the detention basin.

This application, along with the following comments and recommendations, were presented to and endorsed by the El Paso County Park Advisory Board by Park Planning Division Manager, Jason Meyer, on July 10, 2024:

“This is a request by N.E.S Inc, on behalf of Pikes Peak Habitat for Humanity, for endorsement of the Habitat for Humanity Preliminary Plan, which consists of 41 single-family units on approximately 9 acres. The project site is located southeast of Colorado Springs, southeast of the intersection of South Marksheffel Road and Drennan Road. The property is currently zoned RS-5000, CAD-O (Commercial Overlay)

The 2022 El Paso County Parks Master Plans show no impacts to parks, trails, or open space. The City’s proposed Jimmy Camp Creek Trail is located 0.25 miles to the east and Curtis Road Bicycle Route is located 1 mile south of the property. The project site is located within the Fountain Creek and Jimmy Camp Creek Candidate Open Space Area. However, as stated in the letter of intent the site has little habitat value as it has been partially graded in the past and is surrounded by residential development.

Being that this site is zoned RD-5000 and CAD-O, there are no open space dedication requirements. However, the letter of intent states that 1.07 acres (12%) of the site will remain as open space for park, landscape, drainage, detention, and utility use. The applicant also states that a park site will be developed within Tract A. The preliminary plan lacks sufficient detail to locate the park site. Staff strongly recommends the park site not be located within the detention pond.

Staff recommends that the applicant submit a more complete Preliminary Plan that includes a detailed Landscape Plan with all possible recreational amenities including sidewalks, trails, common areas, and park site. As no park land or trail easement dedications are necessary for this development, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plat.

Recommended Motion (Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Habitat for Humanity Preliminary Plan: (1) provide a Preliminary Plan with an associated Landscape Plan; (2) fees in lieu of land dedication for regional park purposes in the amount of \$20,705 and urban park purposes in the amount of \$12,423 will be required at time of the recording of the forthcoming Final Plat.”

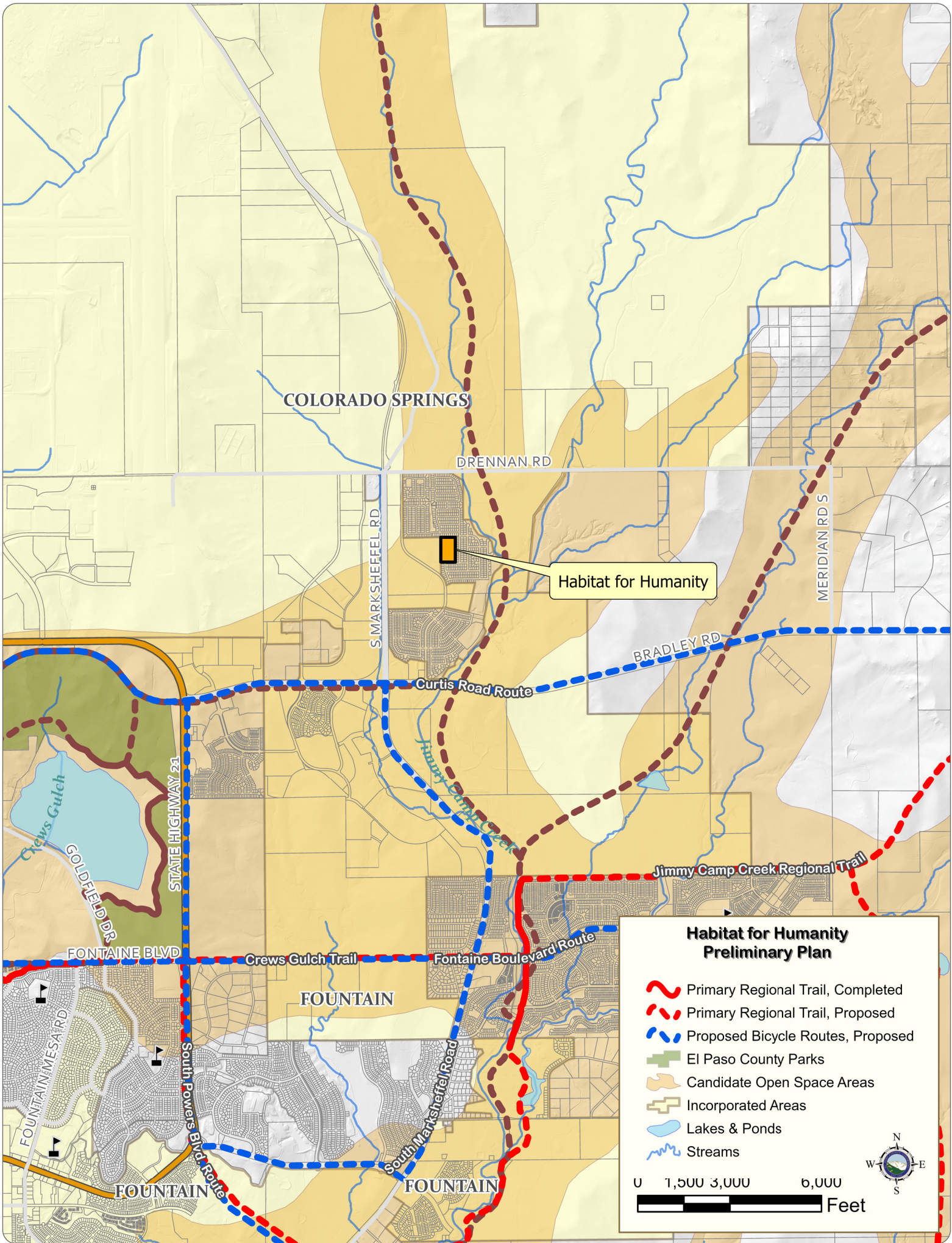
Please let me know if you have any questions or concerns.

Sincerely,



Ross Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elapsoco.com





Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 26, 2024

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:	Habitat for Humanity Prelim Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP243	Total Acreage:	9.00
		Total # of Dwelling Units:	41
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	11.39
Pikes Peak Habitat for Humanity	NES	Regional Park Area:	4
Bobby Ingels	Andrea Barlow	Urban Park Area:	4
2802 N Prospect St	619 N Cascade Ave, Suite 200	Existing Zoning Code:	RS-5000; CAD-O
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000; CAD-O

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 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: 4

0.0194 Acres x 41 Dwelling Units = 0.795
Total Regional Park Acres: 0.795

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 41 Dwelling Units = 0.15
 Community: 0.00625 Acres x 41 Dwelling Units = 0.26
Total Urban Park Acres: 0.41

FEE REQUIREMENTS

Regional Park Area: 4

\$505 / Dwelling Unit x 41 Dwelling Units = \$20,705
Total Regional Park Fees: \$20,705

Urban Park Area: 4

Neighborhood: \$119 / Dwelling Unit x 41 Dwelling Units = \$4,879
 Community: \$184 / Dwelling Unit x 41 Dwelling Units = \$7,544
Total Urban Park Fees: \$12,423

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Habitat for Humanity Preliminary Plan: (1) provide a Preliminary Plan with an associated Landscape Plan; (2) fees in lieu of land dedication for regional park purposes in the amount of \$20,705 and urban park purposes in the amount of \$12,423 will be required at time of the recording of the forthcoming Final Plat.

Park Advisory Board Recommendation:

PAB Endorsed 06/12/2024