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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 (SP243)**

Hello Scott,

The Park Planning Division of the Parks and Community Services Department has reviewed the Habitat for Humanity Preliminary Plan application and is submitting the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for endorsement 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,

Jason Meyer  
Park Planning Division Manager  
Parks and Community Services Department  
[jasonmeyer@elapsoco.com](mailto:jasonmeyer@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.

<b>Name:</b>	Habitat for Humanity Prelim Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP243	<b>Total Acreage:</b>	9.00
		<b>Total # of Dwelling Units:</b>	41
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	11.39
Pikes Peak Habitat for Humanity	NES	<b>Regional Park Area:</b>	4
Bobby Ingels	Andrea Barlow	<b>Urban Park Area:</b>	4
2802 N Prospect St	619 N Cascade Ave, Suite 200	<b>Existing Zoning Code:</b>	RS-5000; CAD-O
Colorado Springs, CO 80907	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	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 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 (>= 1 Dwelling Unit Per 2.5 Acres):
<b>Regional Park Area: 4</b>	<b>Urban Park Area: 4</b>
0.0194 Acres x 41 Dwelling Units = 0.795	Neighborhood: 0.00375 Acres x 41 Dwelling Units = 0.15
<b>Total Regional Park Acres: 0.795</b>	Community: 0.00625 Acres x 41 Dwelling Units = 0.26
	<b>Total Urban Park Acres: 0.41</b>
FEE REQUIREMENTS	Urban Park Area: 4
<b>Regional Park Area: 4</b>	Neighborhood: \$119 / Dwelling Unit x 41 Dwelling Units = \$4,879
\$505 / Dwelling Unit x 41 Dwelling Units = \$20,705	Community: \$184 / Dwelling Unit x 41 Dwelling Units = \$7,544
<b>Total Regional Park Fees: \$20,705</b>	<b>Total Urban Park Fees: \$12,423</b>

### 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

