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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 19, 2020

Gabe Sevigny  
Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: The Reserve at Corral Bluffs Filing No.4 (SF-208)**

Hello Gabe,

The Community Services Department has reviewed The Reserve at Corral Bluffs Filing No.4 and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on April 8, 2020.

Request for approval by Land Resources Associates on behalf of Corral Ranches Development Company, for The Reserve at Corral Bluffs Filing No. 4 Final Plat. This final plat consists of 5 residential lots totaling 26.0 acres with a minimum lot size of 5 acres. Filing No.4 is a re-plat of The Reserve at Corral Bluffs subdivision, Filing No.3, Tract A and contains no public improvements. The property is located southeast of the intersection of Blaney Road and Meridian Road, within the bounds of the Highway 94 Comprehensive Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Jimmy Camp Creek Primary Regional Trail is located approximately 0.65 mile south of the project site, entering the City of Colorado Springs' Corral Bluffs Open Space from the east. Corral Bluffs Open Space is located immediately south of the project site, and the City's 2014 Parks Master Plan shows a proposed trail alignment through the open space, making a connection to the aforementioned Jimmy Camp Creek Trail. The Open Space Master Plan of the Parks Master Plan shows the Corral Bluffs Candidate Open Space intersecting the lower part of the project site.

As no trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes.














**Recommended Motion (Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Reserve at Corral Bluffs Filing No. 4 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,335.

Sincerely,

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

## Reserve at Corral Bluffs Filing No. 4 Final Plat Review

-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  CorralBluffsFiling4
-  Colorado Springs Parks
-  Parcels
-  Streams
-  Incorporated Areas
-  Candidate Open Space Land



Reserve at  
Corral Bluffs  
Filing No.4

Corral Bluffs  
Candidate Open  
Space

Corral Bluffs Open Space  
City of Colorado Springs

City of  
Colorado Springs

Jimmy Camp Creek Regional Trail

Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT  
Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

April 8, 2020

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:	Corral Bluffs Filing No.4	Application Type:	Final Plat
PCD Reference #:	SF-208	Total Acreage:	26.00
		Total # of Dwelling Units:	5
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.48
Corral Ranches Development Co.	Land Resource Associates	Regional Park Area:	4
Howard Kunstle	David Jones	Urban Park Area:	3
1830 Coyote Point Dr.	9736 Mountain Rd.	Existing Zoning Code:	RR-5
Colorado Springs, CO 80904	Chipita Park, CO 80809	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.
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LAND REQUIREMENTS			Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4			Urban Park Area: 3		
0.0194 Acres x 5 Dwelling Units = 0.097			Neighborhood:	0.00375 Acres x 5 Dwelling Units =	0.00
			Community:	0.00625 Acres x 5 Dwelling Units =	0.00
Total Regional Park Acres: 0.097			Total Urban Park Acres: 0.00		

FEE REQUIREMENTS					
Regional Park Area: 4			Urban Park Area: 3		
			Neighborhood:	\$116 / Dwelling Unit x 5 Dwelling Units =	\$0
\$467 / Dwelling Unit x 5 Dwelling Units = \$2,335			Community:	\$179 / Dwelling Unit x 5 Dwelling Units =	\$0
Total Regional Park Fees: \$2,335			Total Urban Park Fees: \$0		

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Corral Bluffs Filing No. 4 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$2,335.

Park Advisory Board Recommendation: