

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

August 18, 2022

Matthew Fitzsimmons
Project Manager
El Paso County Development Services Department

Subject: McDaniels Rd Minor Subdivision (MS226)

Matthew,

The Community Services Department has reviewed the 6665 Walker Road Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by William Guman & Associates on behalf of Z Investments, LLC. The applicants are requesting a final plat approval for McDaniels Rd Minor Subdivision. The property is located at 22755 McDaniels Road, Calhan CO. The subject property is 40 acres and is zoned A-35. The proposed minor subdivision will divide the 40 acre parcel into four (4) large rural residential single-family lots.

The El Paso County Parks Master Plan identifies the proposed Log Road Bicycle Route running north and south along Log Road. This proposed route follows the east side of the minor subdivision and will not be impacted 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 McDaniels Road Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

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

August 18, 2022

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:	McDaniels Rd Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS226	Total Acreage:	40.00
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.25
Z Investments, LLC	William Guman & Associates	Regional Park Area:	4
Greg Zindorf	Bill Guman, RLA	Urban Park Area:	5
209 S. 21st Street	731 North Weber Street	Existing Zoning Code:	A-35
Colorado Springs, CO 80904	Colorado Springs, CO 80903	Proposed Zoning Code:	A-35

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: 4

0.0194 Acres x 4 Dwelling Units = 0.078
Total Regional Park Acres: 0.078

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

Urban Park Area: 5

Neighborhood:	0.00375 Acres x 4 Dwelling Units =	0.00
Community:	0.00625 Acres x 4 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 4 Dwelling Units = \$1,840
Total Regional Park Fees: \$1,840

Urban Park Area: 5

Neighborhood:	\$114 / Dwelling Unit x 4 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 4 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS



Staff Recommendation:

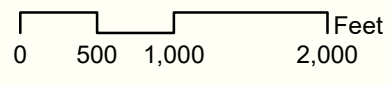
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the McDaniels Road Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Park Advisory Board Recommendation:

No PAB endorsement necessary

McDaniels Rd Minor Subdivision

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



**McDaniels Rd
Minor Subdivision**

