



**EL PASO COUNTY**

**COLORADO**

**COMMISSIONERS:**  
**DARRYL GLENN (PRESIDENT)**  
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## **COMMUNITY SERVICES DEPARTMENT**

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

November 29, 2017

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

**Subject: Arvidson Minor Subdivision (MS-17-006)**

Dear Nina,

The Planning Division of the Community Services Department has reviewed the development application for Arvidson Minor Subdivision and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2017.

Arvidson Minor Subdivision is a two lot residential subdivision totaling 5.45 acres. The property is located north of the Town of Monument, just west of Interstate 25, at the intersection of Wakonda Way and Beacon Light Road. The project is located within the area of the Tri-Lakes Comprehensive Plan and Elephant Rock subarea.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The existing New Santa Fe Regional Trail is located approximately 0.75 mile southwest of the site, while the proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route begin approximately 1.65 miles south of the property. The subject property is not located within any Candidate Open Space, although the Ben Lomond Mountain Candidate Open Space is located approximately 0.65 mile west of the property.

As no park land dedication or trail easements are necessary, El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes.

**\*Recommended Motion:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Arvidson Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$814.*

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

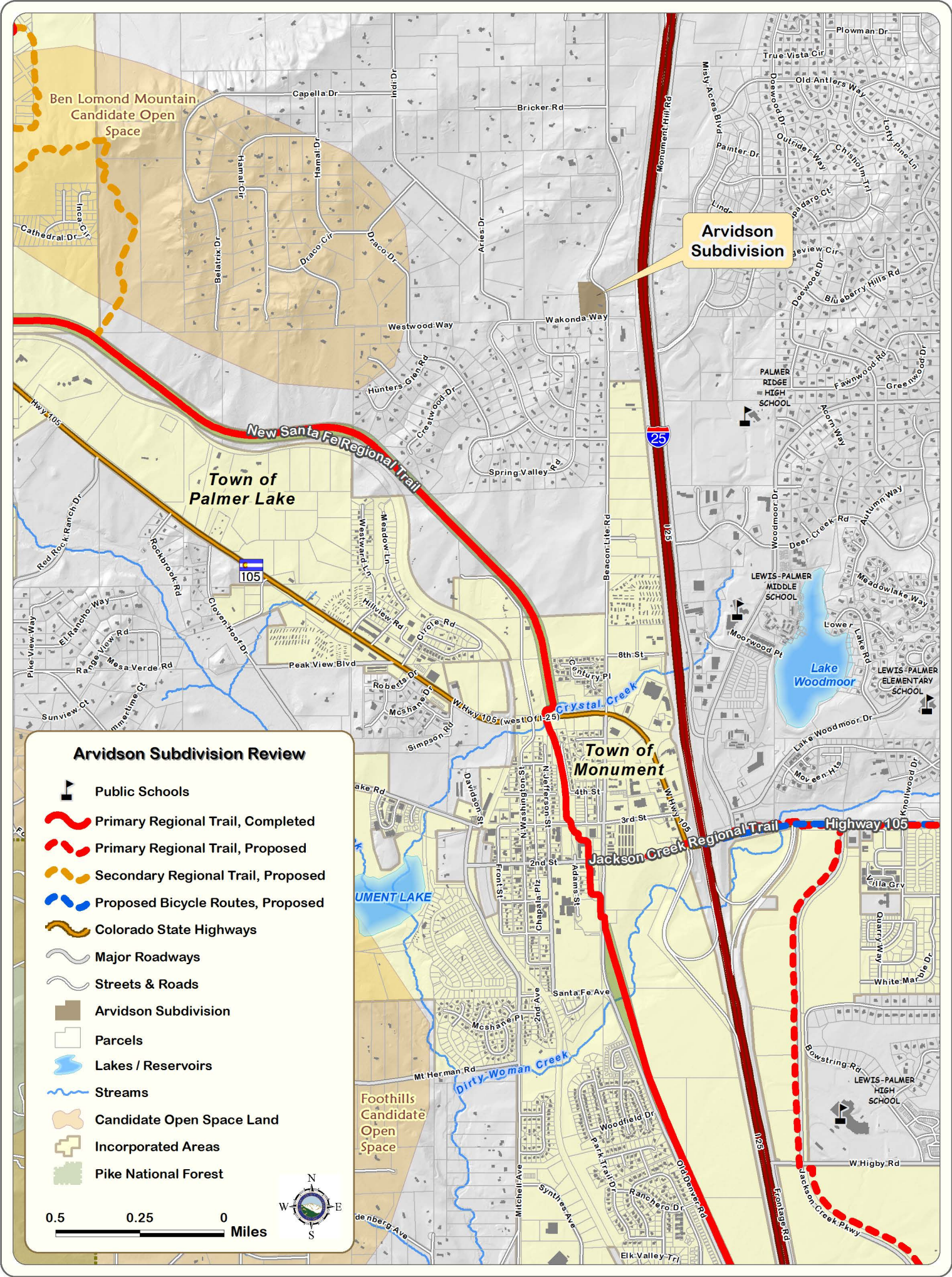
Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

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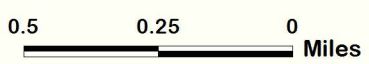


COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397



### Arvidson Subdivision Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado State Highways
- Major Roadways
- Streets & Roads
- Arvidson Subdivision
- Parcels
- Lakes / Reservoirs
- Streams
- Candidate Open Space Land
- Incorporated Areas
- Pike National Forest



**Arvidson Subdivision**

**Town of Palmer Lake**

**Town of Monument**

Ben Lomond Mountain  
Candidate Open  
Space

Foothills  
Candidate  
Open  
Space

PALMER  
RIDGE  
HIGH  
SCHOOL

LEWIS-PALMER  
MIDDLE  
SCHOOL

LEWIS-PALMER  
ELEMENTARY  
SCHOOL

LEWIS-PALMER  
HIGH  
SCHOOL

# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

December 13, 2017

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Arvidson Minor Subdivision	Application Type:	Minor Subdivision
DSD Reference #:	MS-17-006	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	5.45
Matthew and Jenna Arvidson	M.V.E., Inc.	Total # of Dwelling Units	2
2310 Wakonda Way	Dave Gorman	Gross Density:	0.37
Monument, CO 80132	1903 Lelaray Street, Suite 200	Park Region:	1
	Colorado Springs, CO 80908	Urban Area:	1

Existing Zoning Code: **RR-2.5**      Proposed Zoning: **RR-2.5**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	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.
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**LAND REQUIREMENTS**

Regional Parks:      1		Urban Density: <input type="checkbox"/> (2.5 units or greater / 1 acre)
0.0194 Acres x 2 Dwelling Units = 0.038 acres	Urban Parks Area:      1	
	Neighborhood:      0.00375 Acres x 0 Dwelling Units =	0.00 acres
	Community:      0.00625 Acres x 0 Dwelling Units =	0.00 acres
	Total:	0.00 acres

**FEE REQUIREMENTS**

Regional Parks:      1		Urban Parks Area:      1
\$407.00 / Unit x 2 Dwelling Units= \$814.00	Neighborhood:      \$101.00 / Unit x 0 Dwelling Units =	\$0.00
	Community:      \$156.00 / Unit x 0 Dwelling Units =	\$0.00
	Total:	\$0.00

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: **Recommend to the Planning Commission and Board of County Commissioners that approval of the Arvidson Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$814.**

Park Advisory Board Recommendation: