

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

March 31, 2022

Ryan Howser  
Project Manager  
El Paso County Development Services Department

**Subject: Kettle Creek Estates Rezone (P-224)**

Ryan,

The Community Services Department has reviewed the Kettle Creek Estates rezone application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by Oliver Watts Consulting Engineer on behalf of the Powroy Living Trust to the rezone a 9.8 acre parcel from RR-5 to RR-2.5. The subject property is made up of two adjacent parcels; 2296 Old Ranch Road and 10245 Otero Avenue Colorado Springs, CO 80920.

2295 Old Ranch Road and 10245 Otero Avenue are located on southeast corner of Old Ranch Road and Otero Avenue. The 9.8 acre site is current zoned RR-5 and is composed of portions of Lot 7 and Lot 8, Block E, Spring Crest Amended Filing, together with the adjacent 20 feet of vacated Otero Avenue. Areas surrounding the property are; to the east and northeast are City Colorado Springs zone R16 (single family residential lots of 6, 000 square feet). The south, west, and north sides of the property are El Paso County zone RR-2.5.

The applicant intends to rezone the property from RR-5 to RR-2.5. This will allow the site to be replatted into three residential lots. One lot, with an existing residence will lie east of the creek and will continue to use its access onto Old Ranch Road. Two new residential lots (2.5 acres each) will be created on the west side of the creek and will access Otero. Said subdivision will occur after the zone change has been approved.

The 2013 County Parks Master Plan does not show any facilities impacted by the rezone. The proposed City of Colorado Springs Skyline North trail is shown east of the property. It is recommended that the applicant reach out to the City of Colorado Springs to determine if there would be any impacts to the proposed Skyline North trail.

Required El Paso County Park fees will be calculated upon future submittal of final plat(s). At the time of this review, the 2022 estimated park fees for 2 dwelling units would total \$920 in regional park fees.



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

Sincerely,

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

**Development  
Application  
Permit  
Review**



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

**March 31, 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.

<b>Name:</b>	Kettle Creek Estates Rezone	<b>Application Type:</b>	Rezone
<b>PCD Reference #:</b>	P-224	<b>Total Acreage:</b>	9.80
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	2
		<b>Dwelling Units Per 2.5 Acres:</b>	0.51
		<b>Regional Park Area:</b>	2
Powroy Family Living Trust	Oliver Watts Consulting Engineer	<b>Urban Park Area:</b>	2
2295 Old Ranch Road	614 Elkton Drive	<b>Existing Zoning Code:</b>	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80907	<b>Proposed Zoning Code:</b>	RR-2.5

**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.

**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 2 Dwelling Units = 0.039  
**Total Regional Park Acres: 0.039**

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

**Urban Park Area: 2**

Neighborhood:	0.00375 Acres x 2 Dwelling Units =	0.00
Community:	0.00625 Acres x 2 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 2 Dwelling Units = \$920  
**Total Regional Park Fees: \$920**

**Urban Park Area: 2**

Neighborhood:	\$114 / Dwelling Unit x 2 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 2 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</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 the Kettle Creek Estates Rezone: require fees in lieu of land dedication for regional park purposes in the amount of \$920.

**Park Advisory Board Recommendation:**

**No PAB endorsment necessary**



# Kettle Creek Rezone

- Colorado Springs Trail, Proposed
- Colorado Springs Parks
- Major Roads
- Streets & Roads
- SubjectProperty
- Parcels
- Streams
- Incorporated Areas

0 250 500 1,000 Feet

