

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 26, 2019

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

Subject: Mullins/Poenitsch Minor Subdivision (MS-19-003)

Good Afternoon Gabe,

The Planning Division of the Community Services Department has reviewed the Mullins/Ponitsch Minor Subdivision development application, and has the following comments of behalf of El Paso County Parks.

The Mullins/Poenitsch Minor Subdivision is a three-lot minor subdivision totaling 18.86-acres. The property is located in the northwest corner of the of Shoup Road and Herring Road intersection in the north central region of the county.

The 2013 El Paso County Parks Master Plan shows no parks, trails, bicycle routes, or open space directly impacted by the proposed subdivision. The property is however located within the Black Forest South Candidate Open Space area which is the headwaters of numerous creeks and features a montane forest unique to the area.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$1,368 as shown on the attached Subdivision Review Form.

Staff Recommended Motion:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Mullins-Poenitsch Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,368.”

Sincerely,

Paul Whalen, RLA/AICP
Landscape Architect
Planning Division
Community Services Department
pwhalen@elpasoco.com



Development Application Permit Review



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

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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:	Mullins/Poenitsch Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	RR-5	Total Acreage:	18.86
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.40
Christy Mullins & Tom Poenitsch PO Box 8202 Colorado Springs, CO 80933	Oliver E Watts Consulting Engineer INC Oliver E Watts, PE 614 Elkton Drive Colorado Springs, CO 80907	Regional Park Area:	2
		Urban Park Area:	2
		Existing Zoning Code:	RR-5
		Proposed Zoning Code:	N/A

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

Regional Park Area: 2

0.0194 Acres x 3 Dwelling Units = 0.058
Total Regional Park Acres: 0.058

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

Urban Park Area: 2

Neighborhood:	0.00375 Acres x 3 Dwelling Units =	0.00
Community:	0.00625 Acres x 3 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 3 Dwelling Units = \$1,368
Total Regional Park Fees: \$1,368

Urban Park Area: 2

Neighborhood:	\$113 / Dwelling Unit x 3 Dwelling Units =	\$0
Community:	\$175 / Dwelling Unit x 3 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

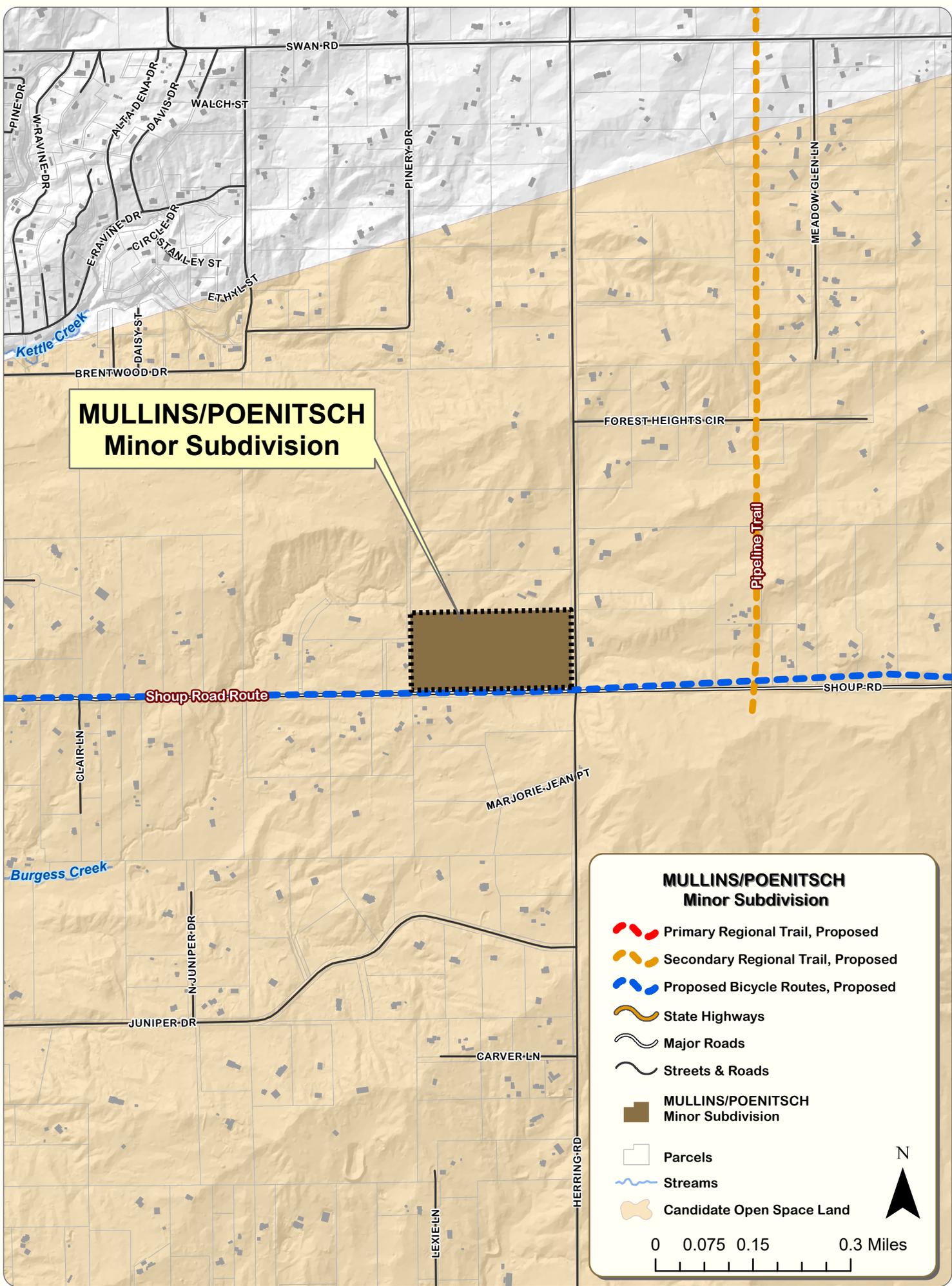
ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Mullins/Poenitsch minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,368.

Park Advisory Board Recommendation:

N/A

**MULLINS/POENITSCH
Minor Subdivision**



**MULLINS/POENITSCH
Minor Subdivision**

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State Highways
- Major Roads
- Streets & Roads
- MULLINS/POENITSCH Minor Subdivision
- Parcels
- Streams
- Candidate Open Space Land

0 0.075 0.15 0.3 Miles

N