



**EL PASO COUNTY**

**COLORADO**

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## COMMUNITY SERVICES DEPARTMENT

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

October 25, 2019

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

**Subject: Mullins-Poenitsch Minor Subdivision, Review #2 (MS-19-003)**

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the Mullins-Poenitsch Minor Subdivision application, Review #2, and has no additional comments of behalf of El Paso County Parks. The following comments and recommendations were submitted administratively on March 26, 2019:

*"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 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."*

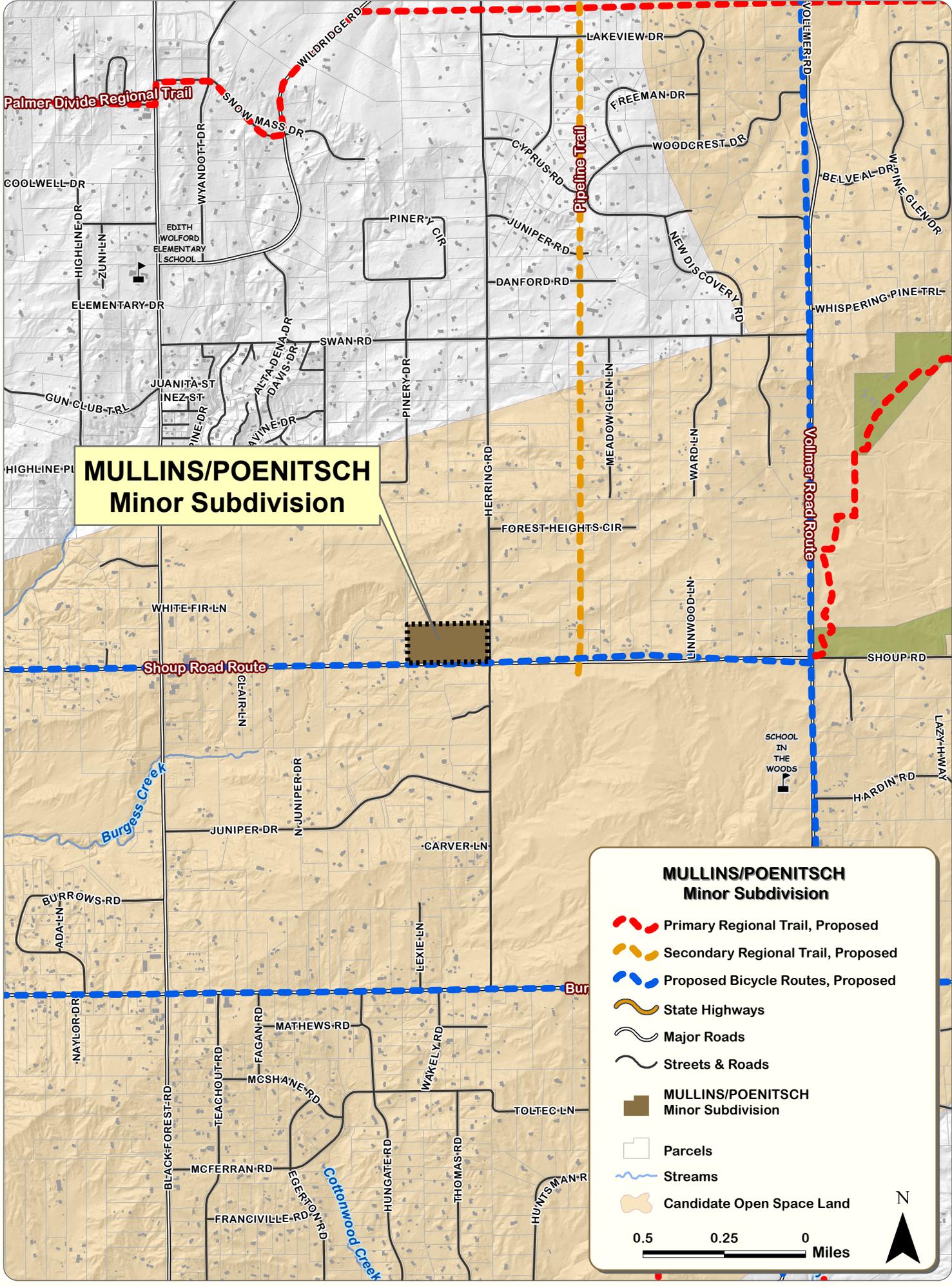


Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping horizontal flourish extending to the right.

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



**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

0.5      0.25      0  
Miles

N

# Development Application Permit Review



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

March 26, 2019

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

**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