

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

April 19, 2022

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

**Subject: 515 Struthers Loop Minor Subdivision (SF2215)**

Kylie,

The Community Services Department has reviewed the 515 Struthers Loop Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by MVE, Inc. on behalf of Aaron and Sarah Atwood. The applicants are requesting a final plat approval for a proposed subdivision known as "Pair-A-Dise Subdivision Filing No.1". The current address of the site is 515 Struthers Loop. The 5.04 acre site is currently undeveloped and is zoned RR-2.5. The applicant proposes to create a 2-lot minor subdivision out of the 5 acres. Each lot will be 2.5 acres.

The El Paso County Parks Master Plan (2013) identifies the Fox Run Primary Regional Trail and the proposed Baptist Road Bicycle Route running east and west along Baptist Road. These trails are 700' north of the subject property and would not be affected by the proposed subdivision.

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 Pair-a-dise Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$920.*

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

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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.

<b>Name:</b>	Pair-a-dise Subdivision Filing No.1	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-2215	<b>Total Acreage:</b>	5.04
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	2
Sarah Atwood	MVE Inc.	<b>Dwelling Units Per 2.5 Acres:</b>	0.99
701 Airman Lane	1903 Lelaray Street, Suite 200	<b>Regional Park Area:</b>	2
Colorado Springs, CO 80921	Colorado Springs, CO 80909	<b>Urban Park Area:</b>	2
		<b>Existing Zoning Code:</b>	RR 2.5
		<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:**

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Pair-a-dise Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$920.

**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**

# Pair-a-dise Filing No.1 Minor Subdivision

- SubjectProperty
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Parks
- Candidate Open Space Land
- Major Roads
- Streets & Roads
- Parcels
- EPC\_BuildingFootprint
- Streams

