



EL PASO COUNTY

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PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 23, 2021

Ryan Howser
Planner
El Paso County Planning & Community Development Department

Subject: Studer Minor Subdivision (MS-209)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the Studer Minor Subdivision application and has the following comments of behalf of El Paso County Parks.

The subject property is located south east of Rollercoaster Road & Evergreen Road 1 mile north of Colorado Springs. This request by John Keilers and Associates on behalf of the Harry J. Studer Trust to subdivide the existing 15.28 acre lot into three lots of five acres each. The zoning is currently RR-5 and will remain zoned RR-5 which matches the surrounding lots.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The proposed Roller Coaster Road Bicycle Route is 1,500' west of the property. Fox Run Regional Park is also 1,500' west of the subject property. No trail easements or park land dedication will be necessary for this development.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving the Studer Minor Subdivision: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,401 which will be required at the time of recording of future final plat(s).

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



Development Application Permit Review



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

January 23, 2021

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:	Studer Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-209	Total Acreage:	15.28
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.49
Harry J. Studer Trust	John Keilers & Associates	Regional Park Area:	2
2915 W. 119th Avenue	9920 Otero Ave	Urban Park Area:	2
Denver, CO 80234	Colorado Springs, CO 80920	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-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 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

\$467 / Dwelling Unit x 3 Dwelling Units = \$1,401
Total Regional Park Fees: \$1,401

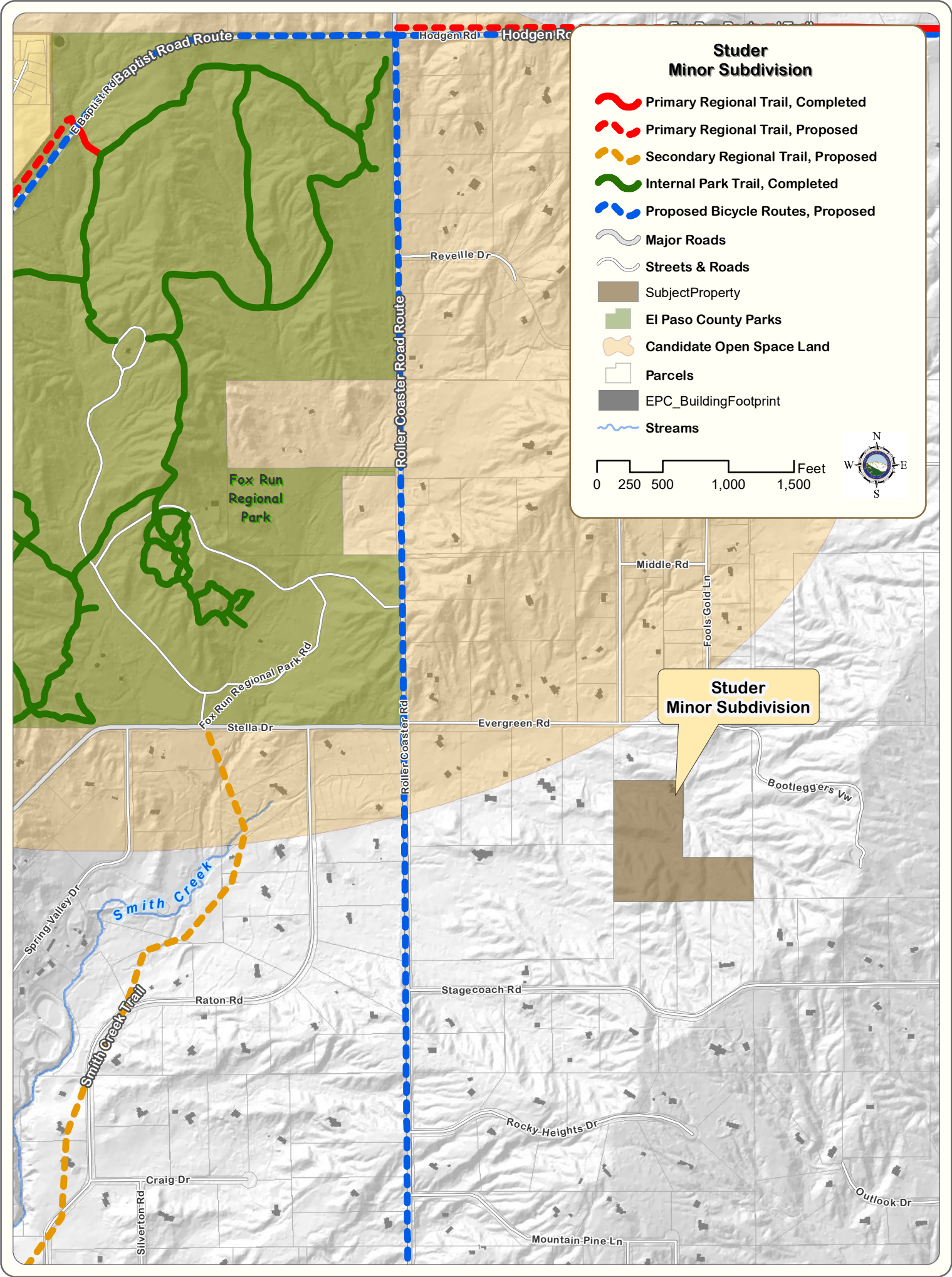
Urban Park Area: 2

Neighborhood: \$116 / Dwelling Unit x 3 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 3 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

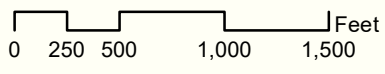
Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving the Studer Minor Subdivision: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,401 which will be required at the time of recording of future final plat(s).

Park Advisory Board Recommendation: **No PAB Endorsement Necessary**



Studer Minor Subdivision

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Subject Property
-  El Paso County Parks
-  Candidate Open Space Land
-  Parcels
-  EPC_BuildingFootprint
-  Streams



Studer Minor Subdivision

Map labels include: Baptist Rd Baptist Road Route, Hodgen Rd, Reville Dr, Roller Coaster Road Route, Fox Run Regional Park, Middle Rd, Foolis Gold Ln, Evergreen Rd, Stella Dr, Smith Creek, Spring Valley Dr, Raton Rd, Stagecoach Rd, Rocky Heights Dr, Mountain Pine Ln, Silverton Rd, Craig Dr, Bootleggers Vw, and Outlook Dr.