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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

August 23, 2024

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

Subject: Berisford Minor Subdivision (SF-24-015)

Hello Joe,

The Park Planning Division of the Parks and Community Services Department has reviewed the Berisford Minor Subdivision development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Berisford Minor Subdivision consists of four (4) residential lots totaling 19.88 acres, with a minimum lot size of 4.95 acres. Zoned RR-5 for rural residential land uses, the property is located along Goshawk Road approximately 0.75 mile north of Hodgen Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The nearest existing EPC park facility, Pineries Open Space, is located 2.75 miles south of the project site, while Black Forest Regional Park and Homestead Ranch Regional Park are located approximately 5.5 miles southwest and east of the site, respectively. The nearest EPC trail facility, Palmer Divide Regional Trail / Woodlake Trail, is located approximately 2.5 miles southeast of the project site. Berisford Subdivision is not located within any Candidate Open Space Areas.

As no park lands or trail easement dedications are necessary for this minor subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Berisford Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.

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

Sincerely,

Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

August 23, 2024

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:	Berisford Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	SF-24-015	Total Acreage:	19.88
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.50
Chris Berisford	Vertex Consulting Services, LLC	Regional Park Area:	2
17420 Goshawk Road West	Nina Ruiz	Urban Park Area:	3
Colorado Springs, CO 80908	455 Pikes Peak Avenue, Suite 101	Existing Zoning Code:	RR-2.5
	Colorado Springs, CO 80903-3672	Proposed Zoning Code:	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

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

Regional Park Area: 2

Urban Park Area: 3

0.0194 Acres x 4 Dwelling Units = 0.078

Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.00

Community: 0.00625 Acres x 4 Dwelling Units = 0.00

Total Regional Park Acres: 0.078

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 3

\$505 / Dwelling Unit x 4 Dwelling Units = \$2,020

Neighborhood: \$119 / Dwelling Unit x 4 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 4 Dwelling Units = \$0

Total Regional Park Fees: \$2,020

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Berisford Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.

Park Advisory Board Recommendation: No PAB Endorsement Necessary