



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

May 17, 2022

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

Subject: 9620 Chipeta Park Road Rezone (P228)

Hello Kylie,

The Park Operations Division of the Community Services Department has reviewed 9620 Chipeta Park Road Rezone and has the following administrative comments of behalf of El Paso County Parks.

The applicant is proposing to rezone 29.5 acres from Residential Topographic District (R-T) to Rural Residential 2.5 (RR 2.5) which would allow for the development of up to 10 dwelling units. The site is located between US 24 and Chipita Park Road and features rolling to steep terrain, including areas more than 30% slope, which are included in a visible easement.

Parks staff notes the exhibits identify a tiny house on the property, however when reviewing the aerial image, it appears the tiny house is instead a recreational vehicle. The El Paso County Land Development Code (LDC) defines a tiny house as a dwelling unit with the exterior appearance of a single-family dwelling unit. Furthermore, the LDC defines a recreational vehicle as a travel trailer, camper, motor home, truck camper or similar. To ensure compliance with LDC terminology and to accurately identify current land uses, Parks staff requests the applicant correctly identify the site improvements and use the appropriate terminology outlined in the LDC.

The El Paso County Parks Master Plan identifies the Ute Pass Regional Trail impacted by this application. The trail is a key east/west non-motorized regional trail and is part of several strategic and long-range plans including the Ute Pass Regional Trail Master Plan, El Paso County Master Plan, Ring the Peak, American Discovery Trail, and State 16 in 16 Initiative. The trail provides the only non-motorized connection in the area, including making a critical connection to the nearby Ute Pass Elementary School. Specific to this application, the trail was constructed along Chipita Park Road in 2003.

Parks staff notes the exhibits identify several areas where the trail is assumed to be slightly outside of the provided trail easement. This may be a result of several reasons, which may include, changes during construction to avoid



obstacles, utilities, reduce site impacts/erosion, or to provide a better crossing of driveways. Parks staff recommends amending the easements shown on the exhibits to match the current alignment of the trail to resolve this issue since the trail has been used in its current configuration since 2003.

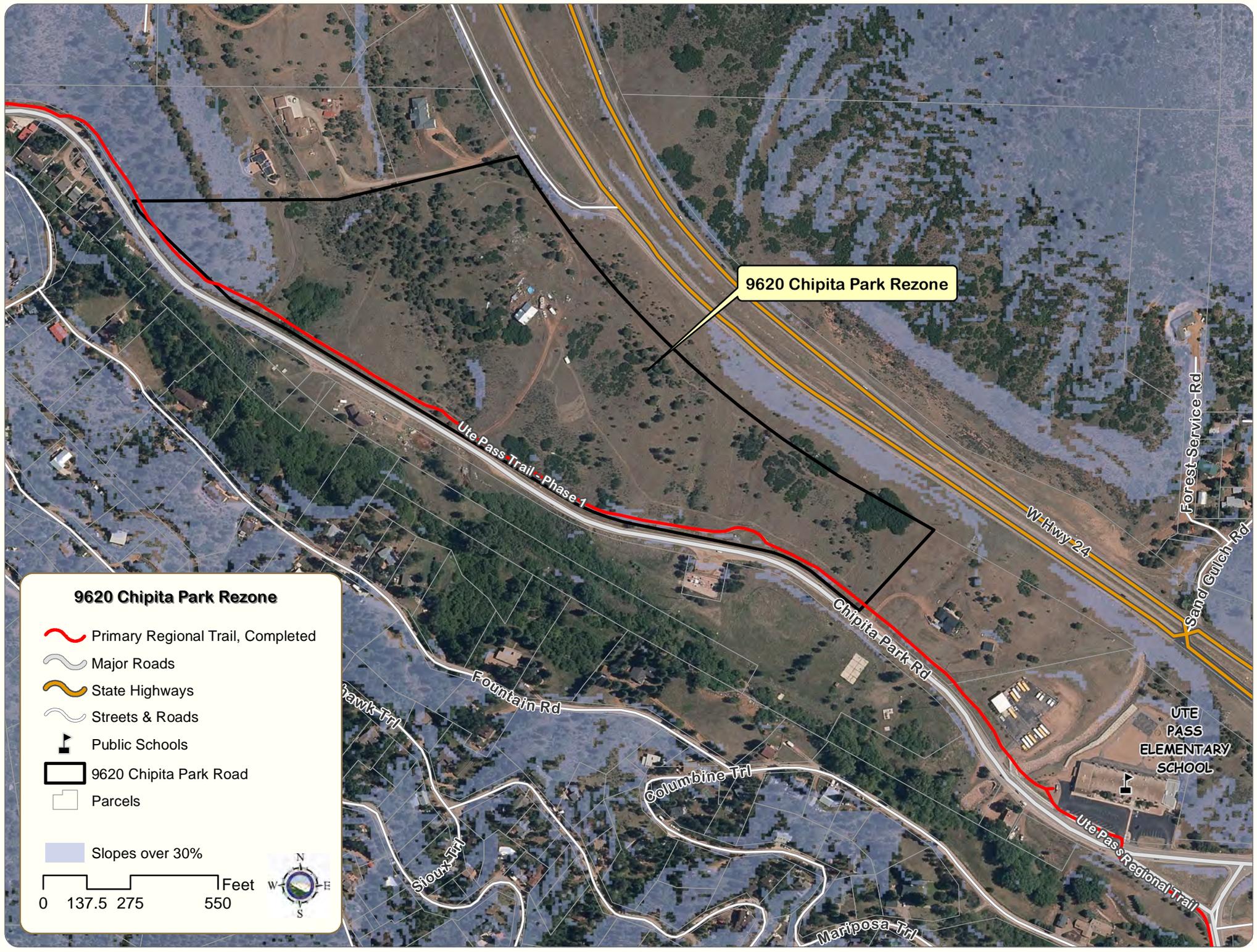
Parks staff acknowledges that if this zoning application is approved, up to 10 residential dwelling units may be constructed on the property in the future. This development will have an impact on the trail as it would increase the number of driveway crossings and would impact its use during construction. Parks staff would encourage the applicant to develop the property with this in mind and reduce the number of access points along Chipita Park Road.

Required El Paso County Park fees will be calculated at time of subdivision as these fees change annually. Parks staff looks forward to working with the applicant if future development of this property is initiated. Please let me know if you have any questions with these provided comments.

Sincerely,

A handwritten signature in blue ink that reads "Jason Meyer". The signature is written in a cursive, flowing style.

Jason Meyer
Planning Supervisor
Park Operations Division
Community Services Department
jasonmeyer@elpasoco.com



9620 Chipita Park Rezone

Ute Pass Trail - Phase 1

W Hwy 24

Forest Service Rd
Sand Gulch Rd

Chipita Park Rd

Fountain Rd

UTE
PASS
ELEMENTARY
SCHOOL

Ute Pass Regional Trail

Columbine Trl

Mariposa Trl

Sioux Trl

Hawk Trl

9620 Chipita Park Rezone

-  Primary Regional Trail, Completed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Public Schools
-  9620 Chipita Park Road
-  Parcels

