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COMMUNITY SERVICES DEPARTMENT

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

September 4, 2019

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

Subject: Contreras Vacation and Replat (aka Hadden Heights), Review #3 (VR-17-017)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the development application for the Contreras Vacation and Replat (aka Hadden Heights), Review #3, and has no additional comments of behalf of El Paso County Parks. The following comments and recommendations were presented to and endorsed by the Park Advisory Board on February 14, 2018:

The Contreras Vacation and Replat is a one lot residential property totaling 5.10 acres. The property is located south of the Town of Falcon, northwest of the intersection of Garrett Road and Meridian Road.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The existing Rock Island Regional Trail is located across East Highway 24, approximately 1.35 miles north of the site. The proposed Falcon Highway, Meridian Road, and Garrett Road Bicycle Routes all pass within 0.50 mile of the project location. The subject property is located immediately north of the Falcon/Garrett Road Candidate Open Space.

As no park land dedication or trail easements are necessary, El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Contreras Vacation and Replat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$430.

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

Sincerely,

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

200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520-7276
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

February 14, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Contreras Vacation and Replat	Application Type:	Vacation / Replat
DSD Reference #:	VR-17-017	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	5.10
Jose and Mary Contreras	Pinnacle Land Surveying Company	Total # of Dwelling Units	1
10684 Ross Lake Drive	John W. Towner	Gross Density:	0.20
Peyton, CO 80831	121 County Road 5	Park Region:	4
	Divide, CO 80814	Urban Area:	3

Existing Zoning Code: **RR-5** Proposed Zoning: **RR-5**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Urban Density: ☐ (2.5 units or greater / 1 acre)

Regional Parks: **4**
0.0194 Acres x 1 Dwelling Units = 0.019 acres

Urban Parks Area:	3
Neighborhood:	0.00375 Acres x 0 Dwelling Units = 0.00 acres
Community:	0.00625 Acres x 0 Dwelling Units = 0.00 acres
Total:	0.00 acres

FEE REQUIREMENTS

Regional Parks: **4**
\$430.00 / Unit x 1 Dwelling Units = \$430.00

Urban Parks Area:	3
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units = \$0.00
Community:	\$165.00 / Unit x 0 Dwelling Units = \$0.00
Total:	\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Contreras Vacation and Replat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$430.

Park Advisory Board Recommendation: **Endorsed 02/14/2018**