



# EL PASO COUNTY

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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

March 8, 2022

John Green  
Project Manager  
El Paso County Development Services Department

**Subject: 12930 Herring Road Minor Subdivision (MS221)**

John,

The Community Services Department has reviewed the 12930 Herring Road Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Scott McDermott on behalf of Craig and Sally McDermott. The applicants are requesting a final plat approval for the 12930 Herring Road Minor Subdivision. The site is located west of the intersection of Herring Road and Forest Heights Circle in the Black Forest. The subject property is 29.32 acres and has one single-family house on the eastern part of the parcel. The applicant proposes to create a 3-lot minor subdivision by creating two 5-acre residential lots on the west side of the property and one 19.525-acre residential lot on the east side of the property.

The El Paso County Parks Master Plan (2013) identifies the proposed Pipeline Secondary Regional trail 1,000' east of the property. The proposed Black Forest Primary Regional Trail and the proposed Shoup Road Bicycle Route alignment run east and west along Shoup Road approximately 0.25 miles south of the subject property. Black Forest Section 16 trail is also located 0.25 miles south of the property. The proposed trails in the vicinity will not be impacted by the minor subdivision. The minor subdivision is located within the Black Forest South Candidate Open Space area but this will not impact the minor 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 12930 Herring Road Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.*

Sincerely,  
Jason Meyer  
Planning Supervisor  
Community Services Department  
[JasonMeyer@elpasoco.com](mailto:JasonMeyer@elpasoco.com)

**Development  
Application  
Permit  
Review**



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

**March 8, 2022**

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>	12930 Herring Road Minor Subdivision	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS221	<b>Total Acreage:</b>	29.32
<b>Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	3
Craig and Sally McDermott	Scott McDermott	<b>Dwelling Units Per 2.5 Acres:</b>	0.26
12830 Herring Road	6417 Dallas Ct.	<b>Regional Park Area:</b>	2
Colorado Springs, CO 80908	Englewood, CO 80111	<b>Urban Park Area:</b>	2
		<b>Existing Zoning Code:</b>	RR-5
		<b>Proposed Zoning Code:</b>	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
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380  
**Total Regional Park Fees: \$1,380**

**Urban Park Area: 2**

Neighborhood:	\$114 / Dwelling Unit x 3 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 3 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 12930 Herring Road Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

**Park Advisory Board Recommendation:**

**No PAB endorsement necessary**

# 12930 Herring Road Final Plat

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

0 250 500 1,000 Feet



Subject Property

Black Forest South  
Candidate Open  
Space

Grace Hills Pt

Forest Heights Cir

Pipeline Trail

Shoup Rd

Shoup Road Route

Black Forest Primary Regional Trail

Black Forest Section 16

Black Forest  
Section 16

Marjorie Jean Pt

Juniper Dr

N Juniper Dr

