



EL PASO COUNTY

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DEPARTMENT OF COMMUNITY SERVICES

February 10, 2023

Lekishia Bellamy
Project Manager
El Paso County Development Services Department

Subject: Kinch Minor Subdivision (MS-204)

Lekishia,

The Community Services Department has reviewed Kinch Minor Subdivision and has the following preliminary comments of behalf of El Paso County Parks. This application and the following recommendations for the Kinch Subdivision was presented to and endorsed by the Park Advisory Board April 13, 2022:

This is a request by Hannigan and Associates on behalf of Paul and Amy Kinch. The applicants are requesting a final plat approval for the Kinch Minor Subdivision. The site is located at 10805 Milam Rd. Colorado Springs, CO 80908 and is zoned RR-5, which it will remain. The proposed minor subdivision will divide the land into 4 properties: 3 lots of 5.0 acres each and 1 lot of 11.12 acres.

The 2013 El Paso County Parks Master Plan shows the Proposed Milam Road Secondary Regional Trail running north and south along the east side of Milam Road. The proposed trail intersects the Kinch Minor Subdivision for 30' along the extreme west side of the parcel.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the western boundary immediately adjacent to the public right-of-way for Milam Road that allows for the construction and maintenance by El Paso County of the Milam Road Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Kinch Minor Subdivision: (1): Designate and provide to El Paso County a 25-foot-wide trail easement along the western boundary immediately adjacent to the public right-of-way for Milam Road that allows for public access, as well as construction and maintenance by El Paso County of the Milam Road Secondary Regional Trail. (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

The 25-foot-wide trail easement adjacent to Milam Road is not shown on the final plat. The trail dedication, as required by the land development code will need to be shown on the final plat prior to final approval. See the attached map for reference.

Sincerely,

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

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**Development
Application
Permit
Review**



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

April 13, 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.

Name:	Kinch Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-204	Total Acreage:	29.12
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.34
	Hannigan and Associates	Regional Park Area:	2
Paul and Amy Kinch	Jerry Hannigan	Urban Park Area:	2
10805 Milam Road	19360 Spring Valley Road	Existing Zoning Code:	RR-5
Colorado Springs, CO 80908	Monument, CO 80132	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 4 Dwelling Units = 0.078
Total Regional Park Acres: 0.078

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.00
 Community: 0.00625 Acres x 4 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 4 Dwelling Units = \$1,840
Total Regional Park Fees: \$1,840

Urban Park Area: 2

Neighborhood: \$114 / Dwelling Unit x 4 Dwelling Units = \$0
 Community: \$176 / Dwelling Unit x 4 Dwelling Units = \$0
Total Urban Park Fees: \$0

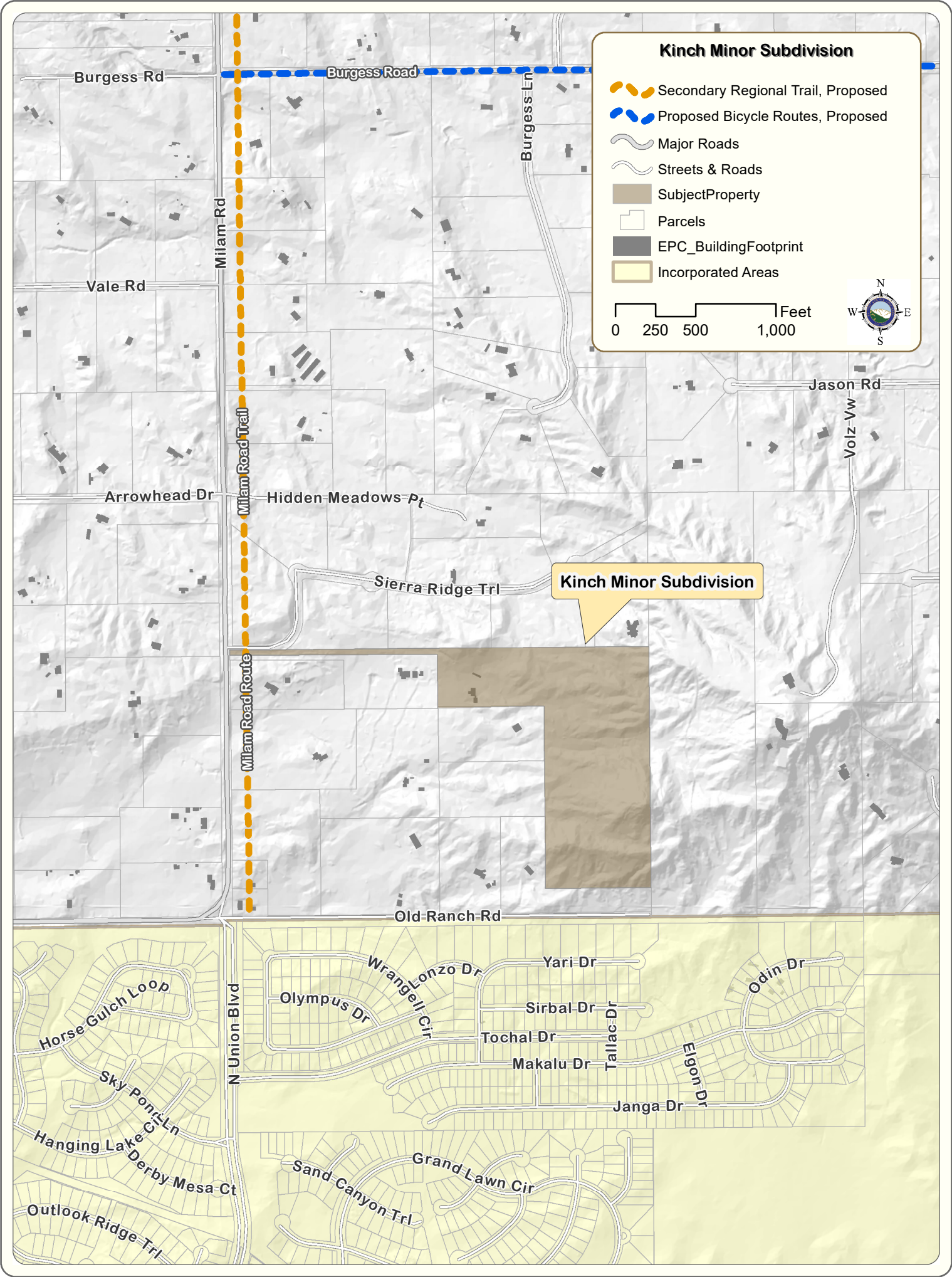
ADDITIONAL RECOMMENDATIONS

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 Kinch Minor Subdivision: (1) Designate and provide to El Paso County a 25-foot-wide trail easement along the western boundary immediately adjacent to the public right-of-way for Milam Road that allows for public access, as well as construction and maintenance by El Paso County of the Milam Road Secondary Regional Trail. (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Park Advisory Board Recommendation:

PAB Endorsed 04-13-2022



Kinch Minor Subdivision

- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- SubjectProperty
- Parcels
- EPC_BuildingFootprint
- Incorporated Areas

0 250 500 1,000 Feet



Kinch Minor Subdivision