

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 24, 2019

Leonard Kendall
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910
leonardkendall@elpasoco.com

Subject: Oberle Vacation and Replat VR-18-019)

Dear Leonard,

The Planning Division of the Community Services Department has reviewed the development application and has the following comments on behalf of El Paso County Parks.

Request by Jerome W. Hannigan and Associates, Inc. on behalf of Michael Oberle and Michael Cole & Sarah Thompson, for approval of the Oberle Vacation and Replat. The property totals 2.8 acres and is located in the Woodmoor Subdivision situated in the southeast corner of the Countyline Road and I-25 interchange. The project is zoned RR-0.5 (Residential Rural 0.5 acres/dwelling unit) and proposes re-configuring three (3) residential lots into (2) two lots.

The 2013 El Paso County Parks Master Plan does not identify any future parks or trails within the project area.

Parks staff recommends fees in lieu of land dedication for regional and urban park purposes as shown on the attached Subdivision Review Form.

If you have any questions or concerns, please contact me directly at your earliest convenience.
Respectfully,

Paul P Whalen, AICP, RLA
Landscape Architect
Planning Division
Community Services Department



Oberle Vacation & Replat Review

Legend

- Unincorporated Towns
- Parks By Other
- Public Schools

EPC Trails

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed

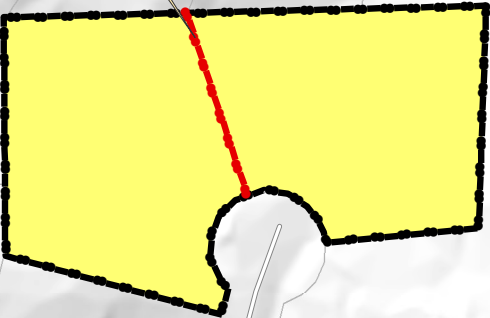
Transportation

- Major Roads
- State Highways
- Streets & Roads
- EPC_BuildingFootprint
- El Paso County Parks
- Parcels
- Streams
- Incorporated Areas
- Pike National Forest



Oberle Vacation & Replat

Oberle Vacation
&
Replat Review



Development Application Permit Review



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

January 24, 2019

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:	Oberle Vacation and Replat	Application Type:	Replat
DSD Reference #:	VR-18-019	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	2.8
Michael Oberle & Michael Cole/Sarah Thompson 19421 & 19411 Wildwood Way Monument, CO 80132	Jerome W. Hannigan & Assocs. INC. 19360 Spring Valley Road Monument, CO 80132	Total # of Dwelling Units	2
		Gross Density:	0.70 DU/AC
		Park Region:	2
		Urban Area:	1

Existing Zoning Code: **RR-0.5** Proposed Zoning: **RR-0.5**

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: **2**
0.0194 Acres x 2 Dwelling Units = 0.0388 acres

Urban Parks Area: **1**
Neighborhood: **0.00375 Acres x 2 Dwelling Units = 0.0075 acres**
Community: **0.00625 Acres x 2 Dwelling Units = 0.0125 acres**
Total: **= 0.020 acres**

FEE REQUIREMENTS

Regional Parks: **2**
\$430.00 / Unit x 2 Dwelling Units = \$860

Urban Parks Area: **1**
Neighborhood: **\$107.00 / Unit x 2 Dwelling Units = \$214.00**
Community: **\$165.00 / Unit x 2 Dwelling Units = \$330.00**
Total: **= \$544.00**

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend approval of the Oberle Vacation and Replat application (VR-18-019) with the following condition: Request fees in lieu of land dedication for regional park purposes in the amount of \$860, and urban park fees in the amount of \$544.

Park Advisory Board Recommendation: **PAB Endorsement NOT Required**