



**EL PASO COUNTY**

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**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

November 15, 2023

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

**Subject: Center Ice View Minor Subdivision (MS-23-009)**

Hello Christian,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Center Ice View Minor Subdivision development application, and is providing the following administrative comments on behalf of El Paso County Parks:

Center Ice View Minor Subdivision consists of two (2) rural residential lots totaling 12.72 acres, with a minimum lot size of 5 acres. Zoned RR-5 for rural residential land uses, the property is located at the eastern terminus of Center Ice View in the Hay Creek Valley, 0.75 mile north of the United States Air Force Academy and 1.5 miles west of the intersection of Old Denver Road and Baptist Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The existing Forest Lakes Secondary Regional Trail is located approximately 0.25 mile north of the project location in the Forest Lakes residential development. Furthermore, the existing New Santa Fe Primary Regional Trail and the western terminus of the Fox Run Primary Regional Trail are both located approximately 1.50 mile east of the property, at the County's Baptist Road Trailhead facility.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Center Ice View Minor Subdivision falls completely within the bounds of both the Foothills and Forest Lakes Candidate Open Space Areas. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally threatened species), as well as herbaceous, grassland, and riparian vegetation. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats.

The applicant has included high slope no-build areas on each proposed lot, but otherwise, no open space tracts are included in the final plat. While the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD, the large 5- and 7.7-acre rural residential lots accessed by a single shared private access road provide ample private open spaces and reduce impacts on the surrounding environment.

As no park lands or trail easement dedications are necessary for this minor subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. The Park Advisory Board has elected not to review and endorse minor subdivision (4 residential lots or less) development applications, so these comments are being provided administratively.

**Staff Recommendation:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of Center Ice View Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,010.*

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

Sincerely,



Ross A. Williams  
Park Planner  
Parks Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



**Development  
Application  
Permit  
Review**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

**November 15, 2023**

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>	Center Ice View Minor Subdivision	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS-23-009	<b>Total Acreage:</b>	12.72
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	2
Andrew C. Alm	Terra Nova Engineering, Inc.	<b>Dwelling Units Per 2.5 Acres:</b>	0.39
2383 Collegiate Drive	John Fornander	<b>Regional Park Area:</b>	1
Colorado Springs, CO 80918	721 South 23rd Street	<b>Urban Park Area:</b>	1
	Colorado Springs, CO 80904	<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**

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

**Regional Park Area: 1**

**Urban Park Area: 1**

0.0194 Acres x 2 Dwelling Units = 0.039  
**Total Regional Park Acres: 0.039**

Neighborhood:	0.00375 Acres x 2 Dwelling Units =	0.00
Community:	0.00625 Acres x 2 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 1**

**Urban Park Area: 1**

\$505 / Dwelling Unit x 2 Dwelling Units = \$1,010  
**Total Regional Park Fees: \$1,010**

Neighborhood:	\$119 / Dwelling Unit x 2 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 2 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of Center Ice View Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,010.

Park Advisory Board Recommendation:

**No PAB Endorsement Necessary**