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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

August 29, 2024

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

**Subject: Homeland Acres Final Plat (SF-24-016)**

Hello Ashlyn,

The Park Planning Division of the Parks and Community Services Department has reviewed the Homeland Acres Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

Homeland Acres consists of one 10.43-acre rural residential lot and one tract totaling 57.09 acres. Zoned A-5 for agricultural and rural residential land uses, the property is located in the vicinity of the Town of Fountain at the intersection of Link and Kane Roads.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision, although many existing and proposed recreational facilities are located nearby. The nearest existing EPC park facility, Fountain Creek Regional Park, is located 1.6 miles northwest of the project site, while Fountain Mutual Metropolitan District's Cross Creek Regional Park is located 1.8 miles north. The existing Fountain Creek Regional Trail, proposed Squirrel Creek Regional Trail/Bicycle Route, proposed Jimmy Camp Creek Regional Trail, and proposed South Powers Boulevard Regional Trail/Bicycle Route are located 1.6, 0.25, 0.30, and 1.0 miles from the project site, respectively. Homeland Acres is located within the Jimmy Camp Creek Candidate Open Space Area due to its close proximity to the creek corridor itself.

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 applications, so these comments are being provided administratively.

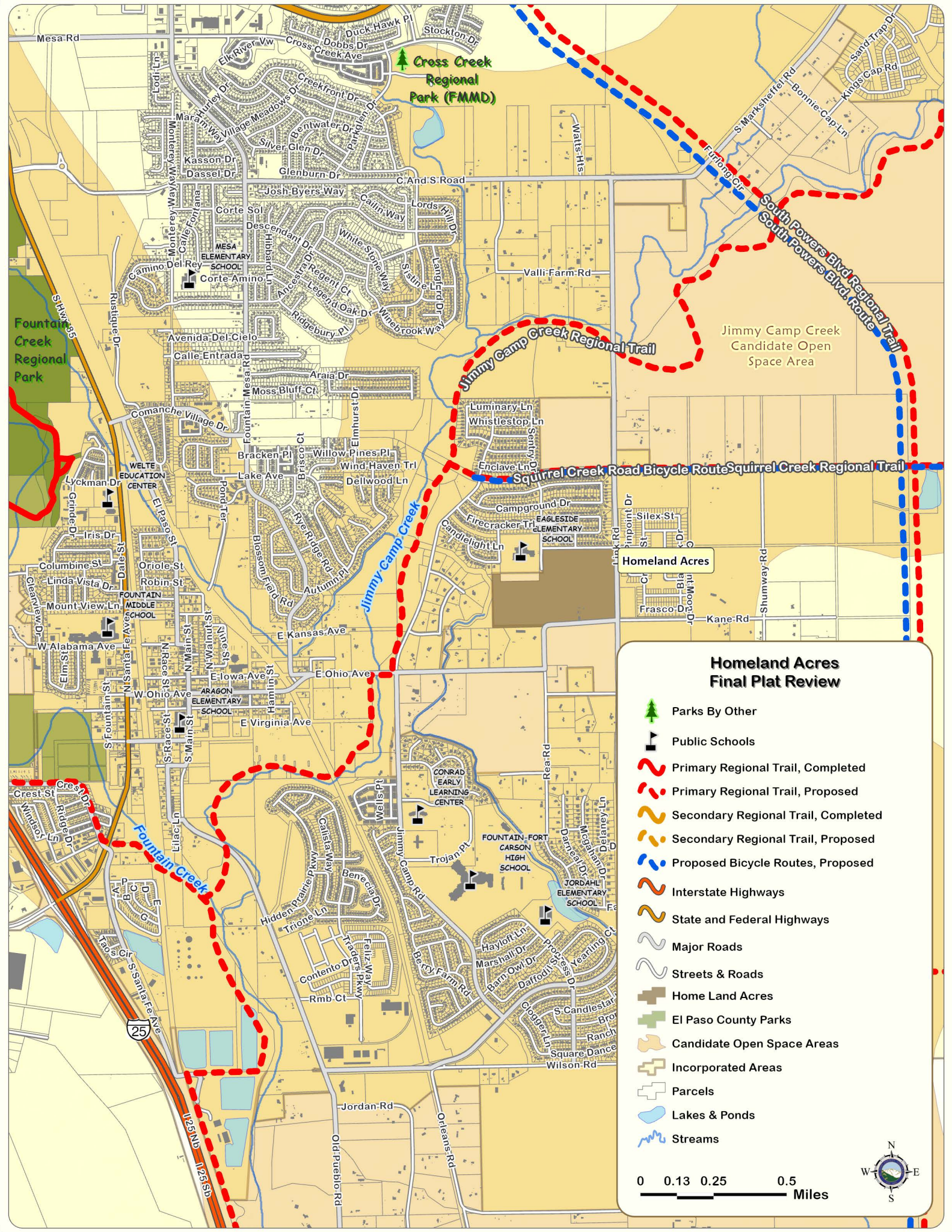
**Staff Recommendation:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Homeland Acres Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$505.*

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

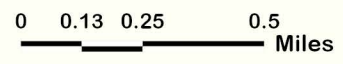
Sincerely,

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



### Homeland Acres Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Interstate Highways
-  State and Federal Highways
-  Major Roads
-  Streets & Roads
-  Home Land Acres
-  El Paso County Parks
-  Candidate Open Space Areas
-  Incorporated Areas
-  Parcels
-  Lakes & Ponds
-  Streams



# Development Application Permit Review



## PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

August 29, 2024

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>	Homeland Acres Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-24-016	<b>Total Acreage:</b>	57.49
		<b>Total # of Dwelling Units:</b>	1
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.04
IBT PIMA LLC	~ Same as Applicant Owner	<b>Regional Park Area:</b>	4
Brett Wyss		<b>Urban Park Area:</b>	5
13540 Meadowgrass Dr, Suite 100		<b>Existing Zoning Code:</b>	A-5
Colorado Springs, CO 80921		<b>Proposed Zoning Code:</b>	A-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.
<b>LAND REQUIREMENTS</b>	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): <b>NO</b>
<b>Regional Park Area: 4</b>  0.0194 Acres x 1 Dwelling Units = 0.019 <b>Total Regional Park Acres: 0.019</b>	<b>Urban Park Area: 5</b>  Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 Community: 0.00625 Acres x 0 Dwelling Units = 0.00 <b>Total Urban Park Acres: 0.00</b>
<b>FEE REQUIREMENTS</b>	
<b>Regional Park Area: 4</b>  \$505 / Dwelling Unit x 1 Dwelling Units = \$505 <b>Total Regional Park Fees: \$505</b>	<b>Urban Park Area: 5</b>  Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0 Community: \$184 / Dwelling Unit x 0 Dwelling Units = \$0 <b>Total Urban Park Fees: \$0</b>

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of the Homeland Acres Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$505.

Park Advisory Board Recommendation: No PAB Endorsement Necessary