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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

November 15, 2023

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

Subject: The Ranch at Woodlake Minor Subdivision (MS-23-007)

Hello Kylie,

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

The Ranch at Woodlake Minor Subdivision consists of four (4) residential lots totaling 41.02 acres, with a minimum lot size of 5 acres. Zoned RR-5 for rural residential land uses, the property is located at the southern terminus of Tanner Trail, 0.25 mile north and west of Murphy Road and Eastonville Road, respectively.

While the 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision, the proposed minor subdivision is in relatively close proximity to numerous existing or proposed parks, trails, and open space facilities. The existing Palmer Divide Primary Regional Trail / Woodlake Section is located approximately 1.1-mile northwest of the project location. Furthermore, the proposed Eastonville Primary Regional Trail is located approximately 0.25 mile east of the property, while the proposed Meridian Road Bicycle Route is located 1.25 mile west of the site. Lastly, the existing Pineries Open Space is located 1.75 mile southwest of the project site. The Ranch at Woodlake is not located within any Candidate Open Space Areas but is surrounded by nearby pockets of the Black Forest North Candidate Open Space Area.

The applicant has included numerous drainage easements 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-to-26-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 The Ranch at Woodlake Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.

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



**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.

Name:	The Ranch at Woodlake Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-23-007	Total Acreage:	41.02
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	4
Garrett Graupner	M.V.E., Inc.	Dwelling Units Per 2.5 Acres:	0.24
14710 Tanner Trail	David Gorman	Regional Park Area:	2
Elbert, CO 80106	1903 Lelaray Street, Suite 200	Urban Park Area:	3
	Colorado Springs, CO 80909	Existing Zoning Code:	RR-5
		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

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

Regional Park Area: 2
0.0194 Acres x 4 Dwelling Units = 0.078
Total Regional Park Acres: 0.078

Urban Park Area: 3
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
\$505 / Dwelling Unit x 4 Dwelling Units = \$2,020
Total Regional Park Fees: \$2,020

Urban Park Area: 3
Neighborhood: \$119 / Dwelling Unit x 4 Dwelling Units = \$0
Community: \$184 / Dwelling Unit x 4 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of The Ranch at Woodlake Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,020.

Park Advisory Board Recommendation: **No PAB Endorsement Necessary**