

COMMUNITY SERVICES DEPARTMENT

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

December 29, 2020

Ryan Howser
Project Manager
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Circle A Minor Subdivision – (MS-20-007)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Circle A Minor Subdivision development application and has the following comments of behalf of El Paso County Parks. The property is located in Black Forest, near the intersection of Hodgen Road and Goshawk Road East and is located within the bounds of the Black Forest Preservation Plan.

The El Paso County Parks Master Plan (2013) shows no parks, trails, or open space directly impacted by the proposed subdivision. The Pineries Open Space is located approximately 2.6 miles south of the proposed subdivision, while the proposed Hodgen Road and Meridian Road Bicycle Routes are located approximately 0.60 and 1.4 miles south and east of the project site, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows the Black Forest North Candidate Open Space encompassing most of the project site. Natural resource values include ponderosa pine woodland communities intermixed with meadows of shortgrass, midgrass, and tallgrass species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment.

As no park land dedications or trail easements are necessary for this filing, El Paso County Parks staff recommends regional park fees in lieu of land dedication for regional park purposes. These comments are being provided administratively, as minor subdivision applications do not require Park Advisory Board consideration.

Staff Recommendation (Minor Subdivision):

El Paso County Parks staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Circle A Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,401.

Please feel free to contact me with any questions or concerns.



Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping underline.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

Development Application Permit Review



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

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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:	Circle A Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-20-007	Total Acreage:	14.87
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.50
Daniel B. Andres Trust	M&S Civil Consultants, Inc.	Regional Park Area:	2
Daniel B. Andres	Georgianne Willard	Urban Park Area:	3
17110 East Goshawk Road	102 Pikes Peak Avenue, Suite 500	Existing Zoning Code:	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80903	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 3 Dwelling Units = 0.058
Total Regional Park Acres: 0.058

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 3 Dwelling Units = 0.00
 Community: 0.00625 Acres x 3 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 3 Dwelling Units = \$1,401
Total Regional Park Fees: \$1,401

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 3 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 3 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: El Paso County Parks staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Circle A Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,401.

Park Advisory Board Recommendation: **No PAB Endorsement for Minor Subs**