

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

February 2, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Monument Academy Minor Subdivision (MS-2110)

Ryan,

The Community Services Department has reviewed the Monument Academy Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Land Resource Associates on behalf of Monument Academy Foundation. The applicants are requesting a final plat approval for the Monument Academy Minor Subdivision. The site adjoins Walker Rd on the north, State Hwy 83 on the west and on the south an unplatted 6 acre single family residential tract zoned RR-5. The property, including both parcels, totals 62.60 acres and is currently zoned RR-5. Vehicular access to the site is currently facilitated from Walker Road to the north and a right-in / right-out access onto Hwy 83.

The minor land subdivision plat is proposed to include a 19.38-acre Lot 1 to facilitate the existing Monument Academy High School, recreational fields, and associated parking. Two individual Tracts (A and B) are included for future development and two tracts (C and D) are allocated for property line adjustment. Of note, no development will be allowed on Tract A and/or B until appropriate zoning, platting and development plans have been approved by El Paso County. The plat will also include right-of-way dedications for Jane Lundeen Drive and the extension of Pinehurst Circle.

The El Paso County Parks Master Plan (2013) identifies three master-planned trails adjacent to the development. The proposed Highway 83 Bicycle Route alignment runs north and south along Highway 83 on the west side of the development. The proposed Highway 105 / Walker Road Bicycle Route runs east and west along the north side of the development. These two proposed bicycle routes will be accommodated within the public right of way and will not impact the development. The master plan identifies the Cherry Creek Secondary Regional Trail immediately to the south and east of the development.

The Cherry Creek Trail is planned to connect to Hwy 105 just east of the Monument Academy development within Walden Preserve as shown on the attached exhibit. To date, a large portion of this trail has been



constructed and is already being used. This trail is also proposed to facilitate a non-motorized connection to the school site within the Monument Academy development at the southern end of the property. Staff has reviewed the final plat drawings and notes that sidewalks are planned, with several already constructed, to facilitate a connection from the Monument Academy development to the Cherry Creek Trail. Staff would appreciate that at the culmination of this project the sidewalks along Pinehurst Circle are constructed and connected to the Cherry Creek Trail.

No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. However, required park fees may be assessed in the future for Tracts A and B at time of platting depending on land use. Staff would also like to see the sidewalks along Pinehurst Circle be constructed to the Cherry Creek Trail. These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,
Jason Meyer
Planning Supervisor
Community Services Department
JasonMeyer@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:	Monument Academy Minor Subdivision	Application Type:	Minor Sub
PCD Reference #:	MS-2110	Total Acreage:	62.60
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Walden Corporation	Land Resource Associates	Regional Park Area:	2
Matt Dunsten	David Jones	Urban Park Area:	2
1230 Scarsbrook Ct	9736 Mountain Rd	Existing Zoning Code:	RR-5
Monument, CO 80132	Chipita Park, CO 80809	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 0 Dwelling Units = 0.000

Total Regional Park Acres: 0.000

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00

Community: 0.00625 Acres x 0 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 0 Dwelling Units = \$0

Total Regional Park Fees: \$0

Urban Park Area: 2

Neighborhood: \$114 / Dwelling Unit x 0 Dwelling Units = \$0

Community: \$176 / Dwelling Unit x 0 Dwelling Units = \$0

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. However, required park fees may be assessed in the future for Tracts A and B at time of platting depending on land use. Staff would also like to see the sidewalks along Pinehurst Circle be constructed to the Cherry Creek Trail. These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Park Advisory Board Recommendation: N/A

Monument Academy Minor Subdivision

- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- SubjectProperty
- Parcels
- EPC_BuildingFootprint

0 250 500 1,000 Feet



Monument Academy
Minor Subdivision

Highway 83 Hwy 83

Highway 105E Hwy 105

Shannon Rd

Walker Road Walker Rd

Jane Lundeen Dr

Conecrest Ln

Pitch Pl

Boughs Pl
Highview Dr

Woodhaven Dr

Pinehurst Cir

Cherry Creek Regional Trail

Walden Way



