

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

May 20, 2022

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Owl Ridge Minor Subdivision (MS-225)

Kylie,

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

This is a request by SMH Consultants on behalf of Colt & Kathryn Haugen. The applicants are requesting a final plat approval for the Owl Road Minor Subdivision. The site is located at 18885 Brown Road in northern El Paso County. The site is currently zoned RR-5 and would remain zoned as such with the approval of the minor subdivision. There is an existing single-family residence on the site that would remain. The approved minor subdivision would consist of three single family residential lots of the following sizes: Lot 1: 20.3 acres, Lot 2: 35 acres, and Lot 3: 5 acres.

The El Paso County Parks Master Plan (2013) does not show any facilities impacted by the minor subdivision. As no park lands or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes as shown on the accompanying Subdivision Review Form. The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Oak Ridge Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



Development Application Permit Review



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

May 20, 2022

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:	Oak Ridge Minor Subdivision	Application Type:	Final Plat
PCD Reference #:	MS 225	Total Acreage:	60.30
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.12
	SMH Consultants	Regional Park Area:	2
Colt & Kathryn Haugen	Brett Louk, PE	Urban Park Area:	1
18885 Brown Road	411 Tejon Street, Suite 1	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

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

Regional Park Area: 2

0.0194 Acres x 3 Dwelling Units = 0.058

Total Regional Park Acres: 0.058

Urban Park Area: 1

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

\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380

Total Regional Park Fees: \$1,380

Urban Park Area: 1

Neighborhood: \$114 / Dwelling Unit x 3 Dwelling Units = \$0

Community: \$176 / Dwelling Unit x 3 Dwelling Units = \$0

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Oak Ridge Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

Park Advisory Board Recommendation: No PAB Endorsement Necessary

Owl Ridge Minor Subdivision

- SubjectProperty
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet

Owl Ridge
Minor Subdivision

