

COMMUNITY SERVICES DEPARTMENT

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

March 26, 2019

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

Subject: Loudermilk Minor Subdivision (MS-19-002)

Good Afternoon Gabe,

The Planning Division of the Community Services Department has reviewed the Loudermilk Minor Subdivision development application, and has the following comments of behalf of El Paso County Parks.

The Loudermilk Minor Subdivision is a two-lot minor subdivision totaling 19.873 acres. The property is located north of Hodgen Road and east of E Goshawk Road in the north central region of the county.

The 2013 El Paso County Parks Master Plan shows no parks, trails, bicycle routes, or open space directly impacted by the proposed subdivision. The property is however located within a Black Forest North Candidate Open Space area which is unique in being the only place in Colorado where montane ponderosa pine forest grows east of the Front Range foothills.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$912 as shown on the attached Subdivision Review Form.

Staff Recommended Motion:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Loudermilk Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$912.”

Sincerely,

Paul Whalen, RLA/AICP
Landscape Architect
Planning Division
Community Services Department
pwhalen@elpasoco.com



Development Application Permit Review



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

March 26, 2019

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:	Loudermilk Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-19-002	Total Acreage:	19.87
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.25
Loudermilk Living Trust	Bradley Design LLC	Regional Park Area:	2
Arvin & Cheryl Loudermilk	Bradley Buss	Urban Park Area:	3
13395 Voyager Parkway #130-551	22555 County Road 5	Existing Zoning Code:	RR-5
Colorado Springs, CO 80921	Elbert, CO 80106	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 2 Dwelling Units = 0.039
Total Regional Park Acres: 0.039

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00
 Community: 0.00625 Acres x 2 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 2 Dwelling Units = \$912
Total Regional Park Fees: \$912

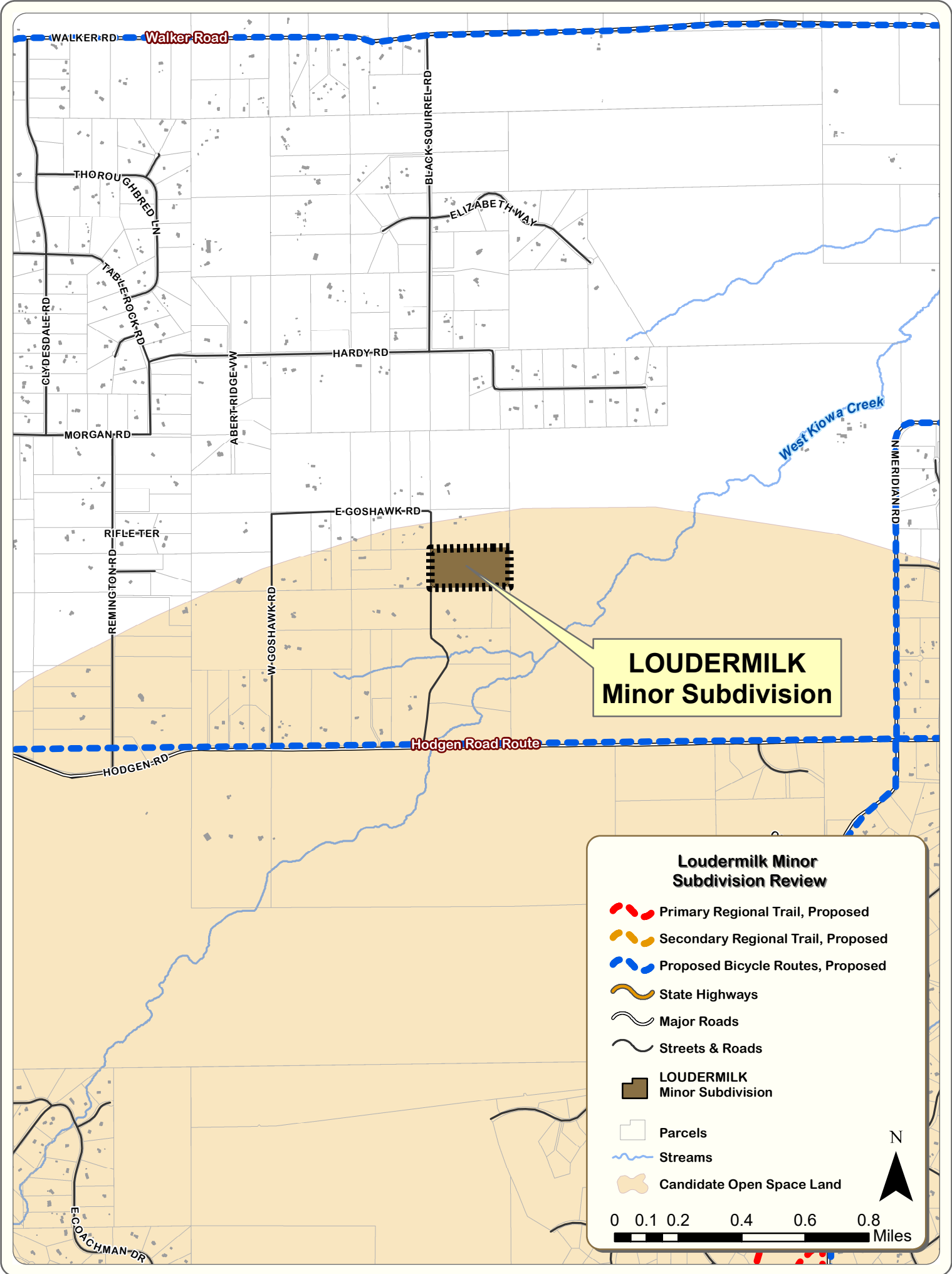
Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 2 Dwelling Units = \$0
 Community: \$175 / Dwelling Unit x 2 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 Loudermilk Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$912.

Park Advisory Board Recommendation: N/A



**LOUDERMILK
Minor Subdivision**

Loudermilk Minor Subdivision Review

-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State Highways
-  Major Roads
-  Streets & Roads
-  LOUDERMILK Minor Subdivision
-  Parcels
-  Streams
-  Candidate Open Space Land

0 0.1 0.2 0.4 0.6 0.8 Miles

N