

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 20, 2021

Ryan Howser
Planner
El Paso County Planning & Community Development Department

Subject: 7985 Burgess Road Minor Subdivision (MS-216)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the 7985 Burgess Road Minor Subdivision application and has the following comments of behalf of El Paso County Parks.

The subject property is located southeast of the intersection of Burgess Road and Herring Road in the Black Forest. This request by MVE Incorporated to subdivide the existing 20 acre lot into three lots, each with lot areas of 5.0 acres or more. The zoning is currently RR-5 and will remain zoned RR-5.

This site is located within the Black Forest South Candidate Open Space. The Black Forest Open Space includes the headwaters of numerous creeks and streams radiate from this area, including Black Squirrel Creek, Kettle Creek, Cherry Creek, and Sand Creek. The Black Forest is unique in that it is the only place in Colorado where montane forest grows east of the Front Range and foothills.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The proposed Burgess Road Bicycle Route runs along the north side of the property but would not be affected because it is in the public right of way. The Black Forest Section 16 trail is north of the property on the north side of Burgess Road. No trail easements or park land dedication will be necessary for this development.



Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving the 7985 Burgess Road Minor Subdivision: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,380 which will be required at the time of recording of future final plat.

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

July 19, 2021

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:	7985 Burgess Road	Application Type:	Minor Subdivision
PCD Reference #:	MS-2156	Total Acreage:	20.00
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.38
Donnie Wisenbaker	Dave Gorman	Regional Park Area:	2
Ramses II Properties LLC	MVE	Urban Park Area:	2
7985 Burgess Rd	1903 Learay Street	Existing Zoning Code:	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80909	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.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 3 Dwelling Units = 0.058		Neighborhood:	0.00375 Acres x 3 Dwelling Units =	0.00
Total Regional Park Acres: 0.058		Community:	0.00625 Acres x 3 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 3 Dwelling Units =	\$0
\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380		Community:	\$176 / Dwelling Unit x 3 Dwelling Units =	\$0
Total Regional Park Fees: \$1,380		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 7985 Burgess Road 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

79856 Burgess Road
Minor Subdivision

- SubjectProperty
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Parks
- Candidate Open Space Land
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint



0 250 500 1,000 Feet

