



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

September 26, 2024

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

Subject: Misfit Crew Estates Minor Subdivision Final Plat (SF-24-017)

Hello Joe,

The Park Planning Division of the Parks and Community Services Department has reviewed the Misfit Crew Estates Minor Subdivision Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

Misfit Crew Estates consists of three (3) rural residential lots totaling 35.73 acres, with a minimum lot size of 5.005 acres. Zoned RR-5 for rural residential land uses, the property is located along Hodgen Road, approximately halfway between Black Forest Road and State Highway 83.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed subdivision. The proposed Fox Run Regional Trail is located immediately south of the site, located on the south side of Hodgen Road. The existing and proposed Cherry Creek Secondary Regional Trail is located 1.35 miles west of the project site. The nearest existing EPC park facility, Black Forest Regional Park, is located 2 miles south of the project site, while existing Fox Run Regional Park is located approximately 3.25 miles west of the site.

As no park lands or trail easement dedications are necessary for this 3-lot minor subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Misfit Crew Estates Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,515.

Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

September 26, 2024

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:	Misfit Crew Estates Minor Subdivision Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-017	Total Acreage:	35.73
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.21
Mark McDonald / Amanda Enloe	M.V.E., Inc.	Regional Park Area:	2
5775 Mountain Shadow View	David Gorman	Urban Park Area:	1
Colorado Springs, CO 80908	1903 Lelaray Street, Suite 200	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80907	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

Urban Park Area: 1

0.0194 Acres x 3 Dwelling Units = 0.058
Total Regional Park Acres: 0.058

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

Urban Park Area: 1

\$505 / Dwelling Unit x 3 Dwelling Units = \$1,515
Total Regional Park Fees: \$1,515

Neighborhood:	\$119 / Dwelling Unit x 3 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 3 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 Misfit Crew Estates Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,515.

Park Advisory Board Recommendation: No PAB Endorsement Necessary