



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

August 29, 2024

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

Subject: Stimple Family Minor Subdivision (MS-24-004)

Hello Joe,

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

Stimple Family Minor Subdivision consists of one 7.58-acre rural residential lot and is zoned RR-5 rural residential land uses. The property is located immediately northeast of the intersection of Vollmer Road and Arroyo Lane.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision, although a number of proposed County trail corridors facilities are located close by. The existing/proposed Sand Creek Primary Regional Trail is located immediately adjacent the project site, both on the south side of Arroyo Lane and within the parcel situated immediately adjacent and west of the site, owned by El Paso County and designated for use as a regional trail corridor. The existing/proposed Arroyo Lane Primary Regional Trail terminates just southeast of the project site where it intersects the Sand Creek Regional Trail at Sand Creek. The proposed Woodmen Hills Secondary Regional Trail also terminates east of the project site where it intersects the Arroyo Lane Regional Trail. The site is located approximately 1 mile south of Black Forest Section 16 and its 4-mile trail system. The attached map shows these trail corridors in more detail.

As no park lands or trail easement dedications are necessary for this 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.

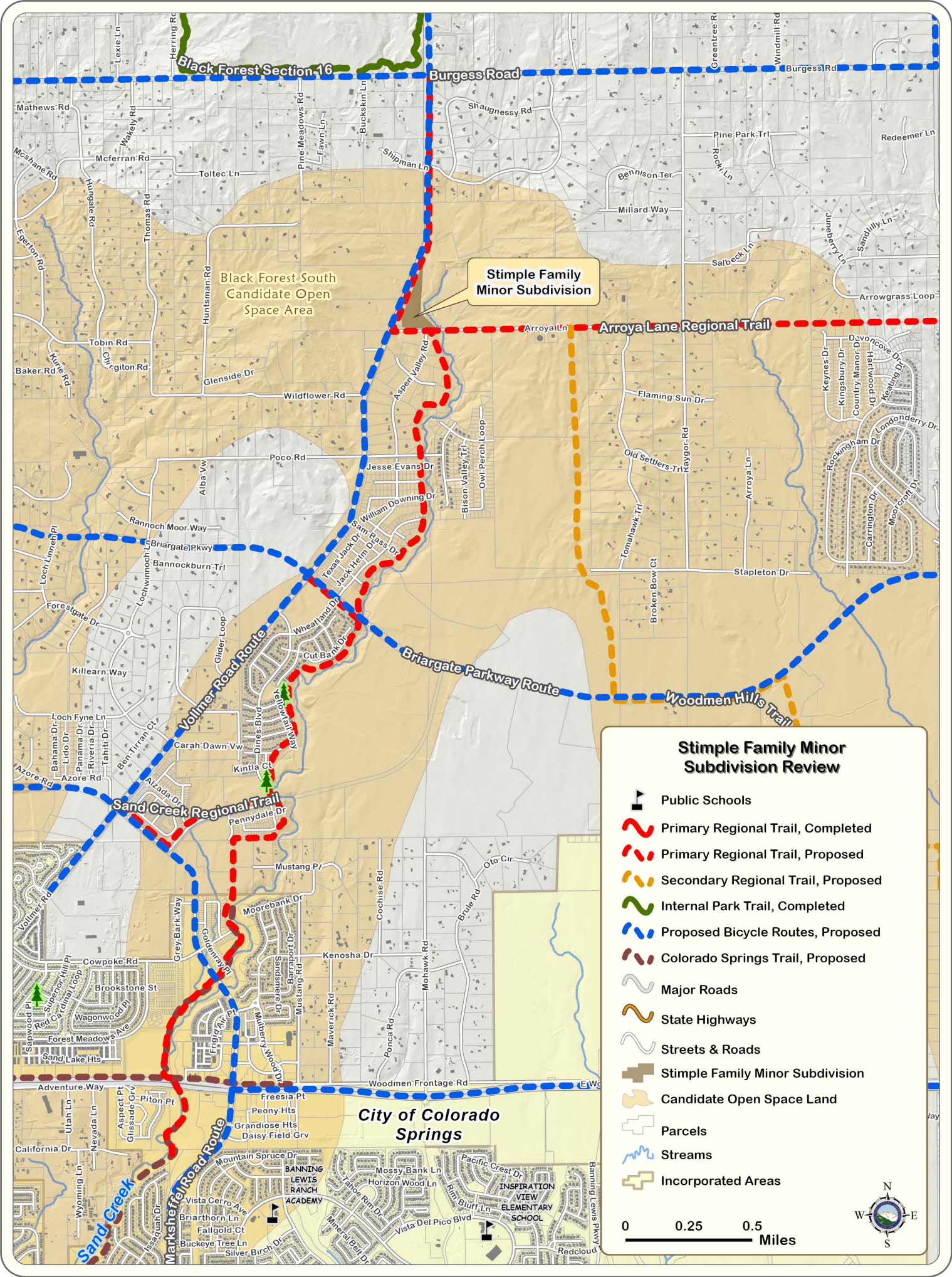
Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Stimple Family Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$505.

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
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**Stimple Family
Minor Subdivision**

**Black Forest South
Candidate Open
Space Area**

**Stimple Family Minor
Subdivision Review**

-  Public Schools
 -  Primary Regional Trail, Completed
 -  Primary Regional Trail, Proposed
 -  Secondary Regional Trail, Proposed
 -  Internal Park Trail, Completed
 -  Proposed Bicycle Routes, Proposed
 -  Colorado Springs Trail, Proposed
 -  Major Roads
 -  State Highways
 -  Streets & Roads
 -  Stimple Family Minor Subdivision
 -  Candidate Open Space Land
 -  Parcels
 -  Streams
 -  Incorporated Areas
- 0 0.25 0.5 Miles



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

August 29, 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:	Stimple Family Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-24-004	Total Acreage:	7.58
		Total # of Dwelling Units:	1
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.33
Stimple Family, LLLP	Classic Consulting, LLC	Regional Park Area:	2
14842 Longwall Drive	619 North Cascade Avenue, Suite 200	Urban Park Area:	2
Colorado Springs, CO 80908	Colorado Springs, CO 80903	Existing Zoning Code:	RR-5
		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 1 Dwelling Units = 0.019 Total Regional Park Acres: 0.019	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 \$505 / Dwelling Unit x 1 Dwelling Units = \$505 Total Regional Park Fees: \$505	Urban Park Area: 2 Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0 Community: \$184 / Dwelling Unit x 0 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 Stimple Family Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$505.

Park Advisory Board Recommendation: No PAB Endorsement Necessary