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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

March 15, 2024

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

Subject: Peerless Farms Final Plat (SF-24-002)

Hello Joe,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Peerless Farms Final Plat development application and is submitting following preliminary comments and recommendations on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on April 10, 2024:

This is a request for endorsement from Kimley-Horn and Associates, Inc., on behalf of Mr. and Mrs. Robert & Wendy Williams. The property owners seek to subdivide 40 acres into seven rural residential lots with a minimum lot size of 5 acres. Zoned RR-5, the property is located on the south side of Falcon Highway, five miles east of the unincorporated Town of Falcon.

The 2022 El Paso County Parks Master Plan shows no impacts to proposed or existing parks, trails, or open space. The proposed Falcon Highway Bicycle Route is located immediately north of the project site, running east/west along Falcon Highway. The proposed bicycle route will be constructed and maintained within the dedicated public right-of-way, so no easement requests are necessary. The applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. Large 5+acre lots, natural landscaping, and an approximate 4.75-acre no-build zone designated to protect local wetland areas and waterways, including an eastern tributary of Jimmy Camp Creek, greatly reduce overall impacts to the surrounding natural environment.

As no park land dedication or trail easements are necessary, staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$3,535.

Recommended Motion (Final Plat):

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 Peerless Farms Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,535.

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

Sincerely,



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



Peerless Farms Final Plat Review

-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Peerless Farms Final Plat
-  Candidate Open Space Land
-  Major Roads
-  Streets & Roads
-  Parcels
-  Streams

0 500 1,000 2,000 Feet



Judge Orr Road
Candidate Open
Space

Peerless Farms



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

April 10, 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:	Peerless Farms Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-214-002	Total Acreage:	40.01
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.44
Robert & Wendy Williams	Kimley-Horn and Associates, Inc.	Regional Park Area:	4
16975 Falcon Highway	2 North Nevada, Suite 300	Urban Park Area:	3
Peyton, CO 80831	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

Regional Park Area: 4

0.0194 Acres x 7 Dwelling Units = 0.136
Total Regional Park Acres: 0.136

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00
Community: 0.00625 Acres x 7 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$505 / Dwelling Unit x 7 Dwelling Units = \$3,535
Total Regional Park Fees: \$3,535

Urban Park Area: 3

Neighborhood: \$119 / Dwelling Unit x 7 Dwelling Units = \$0
Community: \$184 / Dwelling Unit x 7 Dwelling Units = \$0
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 Peerless Farms Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,535.

Park Advisory Board Recommendation: