

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: High Plains Preliminary Plan

Agenda Date: August 8, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Savage Development, Inc., for the High Plains Preliminary Plan, a seven lot development totaling 38.49 acres, with a minimum lot size of five acres. The property is located northwest of the intersection of Hodgen Road and Black Forest Road, and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows the proposed Hodgen Road Bicycle Route located immediately adjacent the southern boundary of the property. Dedicated public right-of-ways already exist along the aforementioned bicycle route, so no trail easement requests are necessary in that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future. The property is not located within any candidate open space land.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$3,010, as shown in the attached Subdivision Review Form.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the High Plains Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$3,010 will be required at time of the recording of the Final Plat.

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

August 8, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	High Plains Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-18-003	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	38.49
Savage Development, Inc.	~ Same as Applicant ~	Total # of Dwelling Units	7
Jordan Savage		Gross Density:	0.18
825 Diamond Rim Drive		Park Region:	2
Colorado Springs, CO 80921		Urban Area:	1

Existing Zoning Code: **RR-5** Proposed Zoning: **RR-5**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	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.
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LAND REQUIREMENTS

Regional Parks: 2		Urban Density: <input type="checkbox"/> (2.5 units or greater / 1 acre)
0.0194 Acres x 7 Dwelling Units = 0.136 acres	Urban Parks Area: 1	
	Neighborhood: 0.00375 Acres x 0 Dwelling Units =	0.00 acres
	Community: 0.00625 Acres x 0 Dwelling Units =	0.00 acres
	Total:	0.00 acres

FEE REQUIREMENTS

Regional Parks: 2		Urban Parks Area: 1
\$430.00 / Unit x 7 Dwelling Units= \$3,010.00	Neighborhood: \$107.00 / Unit x 0 Dwelling Units =	\$0.00
	Community: \$165.00 / Unit x 0 Dwelling Units =	\$0.00
	Total:	\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the High Plains Preliminary Plan include the following conditions: fees in lieu of land dedication for regional park purposes in the amount of \$3,010 will be required at time of the recording of the Final Plat.

Park Advisory Board Recommendation: **Endorsed 08/08/2018**