

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

July 5, 2022

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

Subject: High Pines Patio Homes Phase 2E Final Plat (SF-22-021)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the development application for High Pines Patio Homes Phase 2E Final Plat and has the following comments of behalf of El Paso County Parks. High Pines Patio Homes Phase 2E consists of three (3) 2,860 square foot patio homes located within the bounds of their individual square footage within an HOA-owned tract containing 0.73 acre. The project is located immediately adjacent County Line Road, east of its intersection with Interstate 25.

The 2013 and 2022 El Paso County Parks Master Plan/Update shows no existing or proposed parks, trails/routes, or open space impacted by or running directly adjacent to the proposed subdivision. The existing New Santa Fe Regional Trail is located 2 miles southwest of the property, while the proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 2.5 miles south of the project site. The property is not located within any candidate open space areas.

When the High Pines Subdivision was originally platted in 2005, a 15-foot regional trail easement was dedicated to El Paso County, located along the northern boundary of High Pines, and subsequently the tract included in this current submittal. At that time, a regional trail connection was envisioned along County Line Road, but since then, the proposed trail has not been included in either the 2013 or 2022 El Paso County Parks Master Plans. While staff appreciates the inclusion of this regional trail easement in this current submittal, the applicant should note that no plans exist for the construction of a regional trail. However, El Paso County Parks does not wish to abandon the easement at this time, due in part to the continuity of the easement in the surrounding properties.

As no park land or trail easement dedications are necessary, the three residential units will be assessed regional and urban park fees as noted in the recommendation below and on the attached Development Application Review Form. Because the El Paso County Land Development Code sets urban density as one dwelling unit or greater per 2.5 acres, the High Pines Subdivision, including Phase 2E, are considered urban in nature and therefore urban fees are required.



Administrative Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the High Pines Patio Homes Phase 2E Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380 and for urban park purposes in the amount of \$870.

This development application does not require Park Advisory Board endorsement as it involves the platting of less than four residential lots. Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

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

July 5, 2022

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.

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|---------------------------|--------------------------------------------|--------------------------------------|------------|
| Name: | High Pines Patio Homes Phase 2E Final Plat | Application Type: | Final Plat |
| PCD Reference #: | SF-22-021 | Total Acreage: | 0.73 |
| | | Total # of Dwelling Units: | 3 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 10.27 |
| Cowell Construction | Land Development Consultants, Inc | Regional Park Area: | 2 |
| Brent and Sandra Cowell | David Hostetler | Urban Park Area: | 1 |
| P.O. Box 661 | 3898 Maizeland Road | Existing Zoning Code: | PUD |
| Elizabeth, CO 80107-0661 | Colorado Springs, CO 80909 | Proposed Zoning Code: | PUD |

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): **YES**

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 = | 0.01 |
| Community: | 0.00625 Acres x 3 Dwelling Units = | 0.02 |
| | Total Urban Park Acres: | 0.03 |

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1

\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380
Total Regional Park Fees: \$1,380

| | | |
|---------------|--------------------------------------------|--------------|
| Neighborhood: | \$114 / Dwelling Unit x 3 Dwelling Units = | \$342 |
| Community: | \$176 / Dwelling Unit x 3 Dwelling Units = | \$528 |
| | Total Urban Park Fees: | \$870 |

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the High Pines Patio Homes Phase 2E Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380 and for urban park purposes in the amount of \$870.

Park Advisory Board Recommendation:

Administrative Review Only