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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

June 22, 2023

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Hill Subdivision Filing No. 1 Vacation and Replat (VR2313)

Ryan,

The Parks and Community Services Department has reviewed the Hill Subdivision Filing No. 1 Vacation and Replat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The request is for approval of the Minor Subdivision to be known as Hill Subdivision Filing No. 1, containing 14.69 acres collectively. The proposed Minor Plat will create three new rural residential lots within existing Lot 1. Existing Lot 1 will be subdivided into three RR-5 lots with sizes of approximately than 5 acres, one of which is to contain the existing residence. The site situated on the east side of Black Forest Road, north of Shoup Road, and south of Hodgen Road. The location of the site is within the existing subdivision "C and H Estates".

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Fox Run Regional Trail is west of Black Forest Road and would not impact the proposed replat. The proposed Hodgen Road Bicycle Route is located along Hodgen Road and would not impact the replat either because it will be accommodated within the public right of way.

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 vacation and replat applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hill Subdivision Filing No. 1 Vacation and Replat 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,

Greg Stachon
Landscape Architect
Parks and Community Services Department
GregStachon@elpasoco.com

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT
 Park Operations - Recreation and Cultural Services - Parks Planning -
 Environmental Services - CSU Extension Office

June 22, 2023

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:	Hill Subdivision Filing No.1	Application Type:	Final Plat
PCD Reference #:	VR2313	Total Acreage:	14.69
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.51
		Regional Park Area:	2
Douglas and Katherine Hill	MVE, Inc.	Urban Park Area:	1
13985 Silverton Road	1903 Lelaray Street, Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80921	Colorado Springs, CO 80909	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

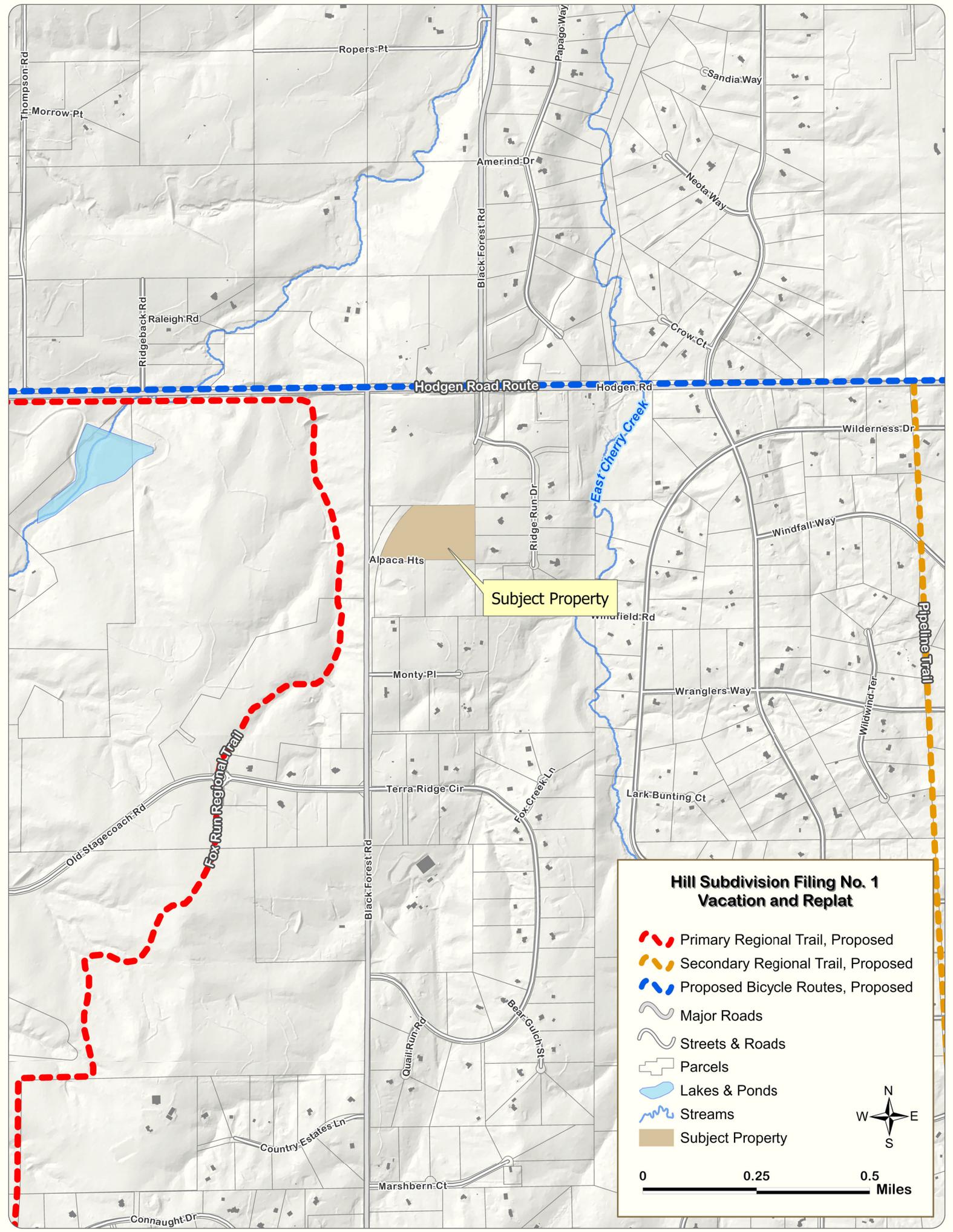
Neighborhood:	\$119 / Dwelling Unit x 3 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 3 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Hill Subdivision Filing No. 1 Final Plat: 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



Hill Subdivision Filing No. 1 Vacation and Replat

- - - Primary Regional Trail, Proposed
- - - Secondary Regional Trail, Proposed
- - - Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- Lakes & Ponds
- Streams
- Subject Property