



COMMISSIONERS:
CARRIE GEITNER (CHAIR)
CAMI BREMER (VICE -CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 16, 2024

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

Subject: Black Squirrel Creek Road Minor Subdivision (SF-24-026)

Hello Ashlyn,

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

Black Squirrel Creek Road Minor Subdivision consists of three (3) rural residential lot totaling 19.84 acres, with an average lot size of 6.39 acres. Zoned RR-5 for rural residential land uses, the property is located south of Walker Road and north of Hodgen Road, in a rural area of Black Forest in northern El Paso County.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed subdivision. The nearest major park or open space facilities are Pineries Open Space (3.9 miles south) and Black Forest Regional Park (6.2 miles south). The existing Palmer Divide Regional Trail / Woodlake Trail Section is located approximately 3.25 miles southeast of the project site.

As no park lands or trail easement dedications are necessary for this 3-lot 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 Black Squirrel Creek Road Minor Subdivision includes 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,

A handwritten signature in blue ink, appearing to read 'Ross A. Williams', is positioned below the 'Sincerely,' text.

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

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

October 16, 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:	Black Squirrel Creek Road Minor Subdivision	Application Type:	Final Plat
PCD Reference #:	SF-24-026	Total Acreage:	19.84
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.38
Chris Team Living Trust	Vertex Consulting Services, LLC	Regional Park Area:	2
6275 Montarbor Drive	Nina Ruiz	Urban Park Area:	3
Colorado Springs, CO 80918	455 East Pikes Peak Avenue, Suite 101	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80903	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: 2

0.0194 Acres x 3 Dwelling Units = 0.058
Total Regional Park Acres: 0.058

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

Urban Park Area: 3

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

\$505 / Dwelling Unit x 3 Dwelling Units = \$1,515
Total Regional Park Fees: \$1,515

Urban Park Area: 3

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 to the Planning Commission and Board of County Commissioners that approval of the Black Squirrel Creek Road Minor Subdivision includes the following condition: 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