



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 8, 2018

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

Subject: High Plains Filing No. 1 Final Plat (SF-18-024)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the High Plains Filing No. 1 Final Plat, Review #2, and has no additional comments of behalf of El Paso County Parks. The following comments were presented to and endorsed by the Park Advisory Board on September 12, 2018.

“High Plains Filing No. 1 Final Plat is 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 (Final Plat):

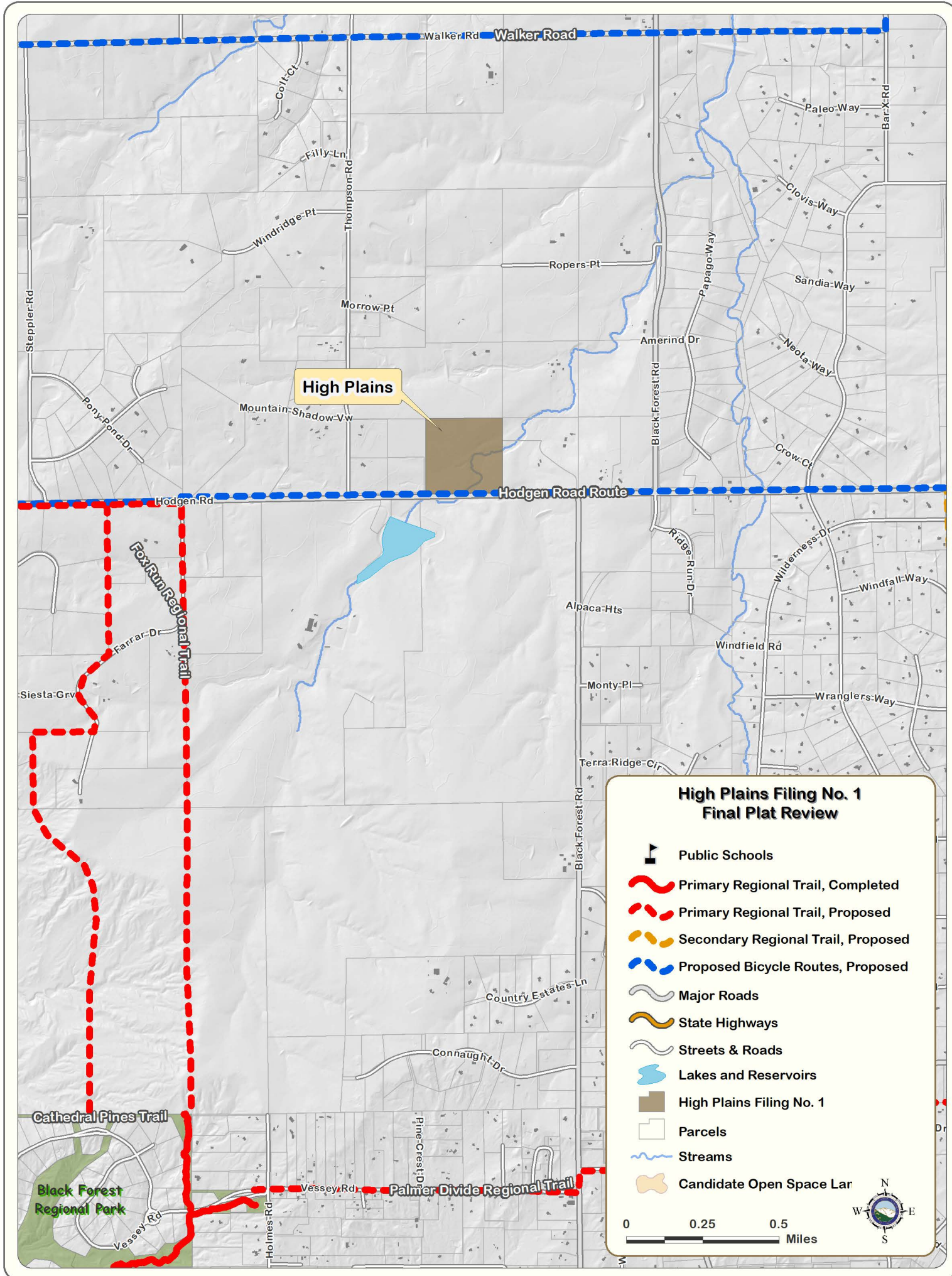
Recommend to the Planning Commission and Board of County Commissioners that approval of the High Plains Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$3,010.”



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

Sincerely,

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



High Plains

Walker Road

Hodgen Road Route

**High Plains Filing No. 1
Final Plat Review**

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Lakes and Reservoirs
- High Plains Filing No. 1
- Parcels
- Streams
- Candidate Open Space Lar

0 0.25 0.5 Miles



Development Application Permit Review



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

September 12, 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 Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-024	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.

LAND REQUIREMENTS

Urban Density: (2.5 units or greater / 1 acre)

Regional Parks: 2	Urban Parks Area:	1	
0.0194 Acres x 7 Dwelling Units = 0.136 acres	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 Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$3,010.

Park Advisory Board Recommendation: **Endorsed 09/12/2018**