



**EL PASO COUNTY**

**COLORADO**

**COMMISSIONERS:**  
**DARRYL GLENN (PRESIDENT)**  
**MARK WALLER (PRESIDENT PRO TEMPORE)**

**PEGGY LITTLETON**  
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**STAN VANDERWERF**

## **COMMUNITY SERVICES DEPARTMENT**

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

December 21, 2018

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

**Subject: High Plains Filing No. 1 Preliminary Plan and Final Plat (SP-18-003, SF-18-024)**

Hello Nina,

The Planning Division of the Community Services Department has reviewed the High Plains Filing No. 1 Preliminary Plan and Final Plat, Review #3, 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):**

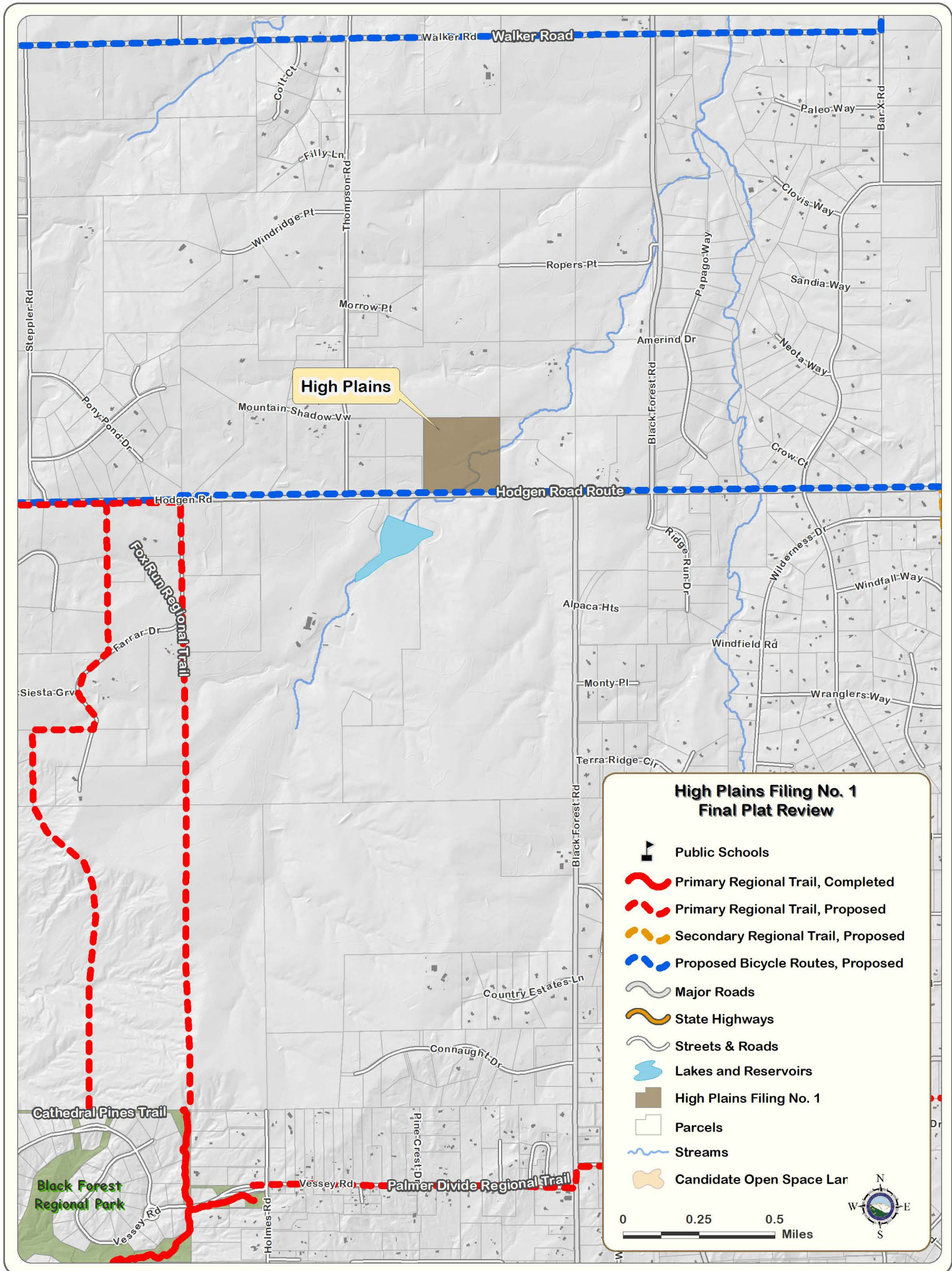
*Recommend to the Planning Commission and Board of County Commissioners that approval of the High Plains Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$3,010.”*



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](mailto:rosswilliams@elpasoco.com)



High Plains

Walker Road

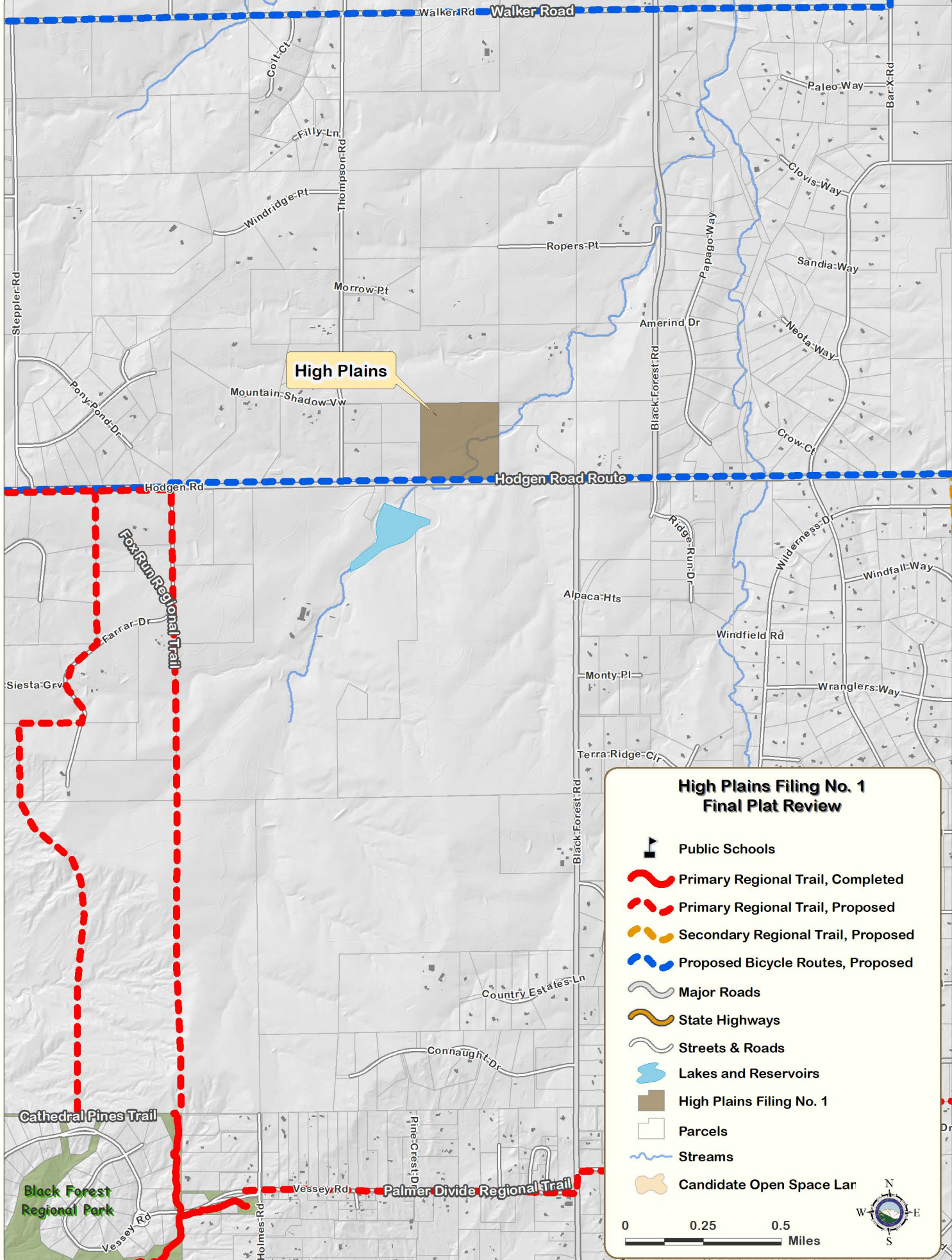
Hodgen Road Route

Fox Run Regional Trail

Palmer Divide Regional Trail

Cathedral Pines Trail

Black Forest Regional Park



Walker Rd, Walker Road, Palec Way, Bar X Rd, Clovis Way, Sandia Way, Neola Way, Crow Ct, Papago Way, Ropers Pt, Amerind Dr, Black Forest Rd, Ridge Run Dr, Wilderness Dr, Windfall Way, Windfield Rd, Wranglers Way, Terra Ridge Cir, Monty Pl, Alpaca Hts, Country Estates Ln, Connaught Dr, Pine Crest Dr, Vessey Rd, Palmer Divide Regional Trail, Vessey Rd, Holmes Rd, Steppeler Rd, Pony Pond Dr, Mountain Shadow Vw, Morrow Pt, Windridge Pt, Filly Ln, Colts Ct, Siesta Grv, Farrar Dr, Cathedral Pines Trail, Black Forest Regional Park, Vessey Rd, High Plains Filing No. 1



# 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  
**0.0194 Acres x 7 Dwelling Units = 0.136 acres**

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

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  
**\$430.00 / Unit x 7 Dwelling Units= \$3,010.00**

Urban Parks Area:	1	
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**

# 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**

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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)

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		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**