



**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

July 5, 2019

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

**Subject: 3050 Curtis Road Minor Subdivision (MS-19-006)**

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the development application for the 3050 Curtis Road Minor Subdivision, and is providing the following final comments on behalf of El Paso County Parks:

The 3050 Curtis Road Minor Subdivision consists of 4 residential lots totaling approximately acres, with a minimum lot size of 5.04 acres. The property is located north of the intersection of Curtis Road and Davis Road, within the bounds of the Highway 94 Comprehensive Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Curtis Road Bicycle Route is located immediately east and adjacent the project location, within the right-of-way of Curtis Road, while the proposed Blaney Road and Highway 94 Bicycle Routes are located approximately 0.50 and 2.5 miles south of the subdivision, respectively. These proposed bicycle routes will be constructed and maintained within the dedicated public right-of-ways, so no trail easement requests are necessary. The applicant is advised that multi-model transportation options may be developed within the right-of-ways in the future.

The Parks Master Plan also shows the proposed Davis Road and Highway 94 Secondary Regional Trails located approximately 0.50 and 2.50 miles south of the property, respectively. The project site is not located within any Candidate Open Space areas, but is located approximately 1.5 miles northeast of the Corral Bluffs Candidate Open Space.

As no park lands or trail easement dedications are necessary for this filing, 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.

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**Staff Recommendation:**

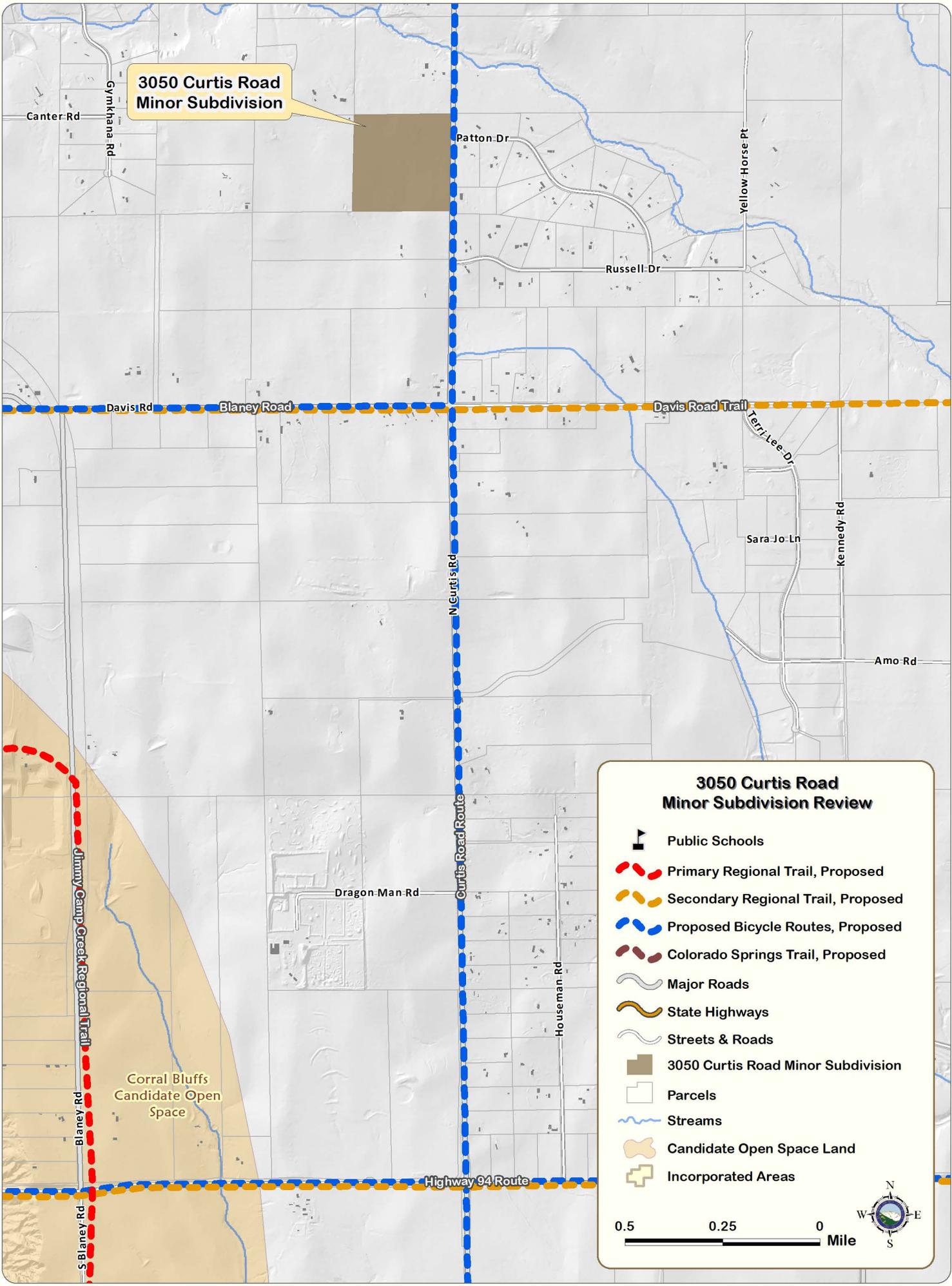
*Recommend to the Planning Commission and Board of County Commissioners that approval of the 3050 Curtis Road Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,824.*

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)

**3050 Curtis Road  
Minor Subdivision**



### 3050 Curtis Road Minor Subdivision Review

-  Public Schools
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  3050 Curtis Road Minor Subdivision
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



0.5      0.25      0      Mile

**Development  
Application  
Permit  
Review**



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

**July 5, 2019**

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.

<b>Name:</b>	3050 Curtis Road Minor Subdivision	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS-19-006	<b>Total Acreage:</b>	40.00
		<b>Total # of Dwelling Units:</b>	4
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.25
Home Run Restorations, Inc.	Alessi and Associates, Inc.	<b>Regional Park Area:</b>	4
Shawn Shaffer	Joseph Alessi, PLS	<b>Urban Park Area:</b>	3
3050 North Curtis Road	2989 Broadmoor Valley Road, Suite C	<b>Existing Zoning Code:</b>	RR-5
Peyton, CO 80831	Colorado Springs, CO 80906	<b>Proposed Zoning Code:</b>	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: 4**

0.0194 Acres x 4 Dwelling Units = 0.078  
**Total Regional Park Acres: 0.078**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 4 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$456 / Dwelling Unit x 4 Dwelling Units = \$1,824  
**Total Regional Park Fees: \$1,824**

**Urban Park Area: 3**

Neighborhood: \$113 / Dwelling Unit x 4 Dwelling Units = \$0  
 Community: \$175 / Dwelling Unit x 4 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 3050 Curtis Road Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,824.

**Park Advisory Board Recommendation: No PAB Endorsement Necessary**