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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

July 15, 2024

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

**Subject: Kettle Creek Estates Filing No. 2 Vacation and Replat (VR-24-006)**

Hello Scott,

The Park Planning Division of the Parks and Community Services Department has reviewed the Kettle Creek Estates Filing No. 2 Vacation and Replat development application and has the following comments on behalf of El Paso County Parks. Because this is only a 2-lot subdivision and therefore falls under the same guidelines as minor subdivision, it is unnecessary to present this application to the El Paso County Park Advisory Board for their endorsement, and comments will be submitted administratively.

This is a request by J&M Investments, LLC., for agency review and approval of Kettle Creek Estates Filing No. 2 Vacation and Replat. This project consists of the vacation and subdivision of a single 5.13-acre rural residential lot into two 2.5+ acre lots, with a minimum lot size of 2.5 acres. Zoned RR-2.5, the property is located at the intersection of Old Ranch Road and Otero Avenue, on the western banks of Kettle Creek. The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space, nor impacts to existing or proposed City of Colorado Springs parks, trails, or open space.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Kettle Creek Estates Filing No. 2 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the nearby Kettle Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest.

While Filing No. 2 does not contain any publicly accessible open space tracts, each lot contains large tracts of no build areas encompassing the floodplains for Kettle Creek, thus negating impacts to the creek corridor itself. Large 2.5-acre lots, natural landscaping, small forested areas, and native grass meadows contribute to a reduction in overall impacts to the surrounding environment.

As no park land or trail easement dedications are necessary, staff recommends regional park fees in lieu of land dedication.

**Administrative Recommendation (Filing No. 2 Vacation and Replat):**

*El Paso County Parks and Community Services, Park Planning Division, recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Kettle Creek Filing No. 2 Vacation and Replat: fees in lieu of land dedication for regional park purposes in the amount of \$1,010 will be required at time of the recording of this Final Plat.*

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

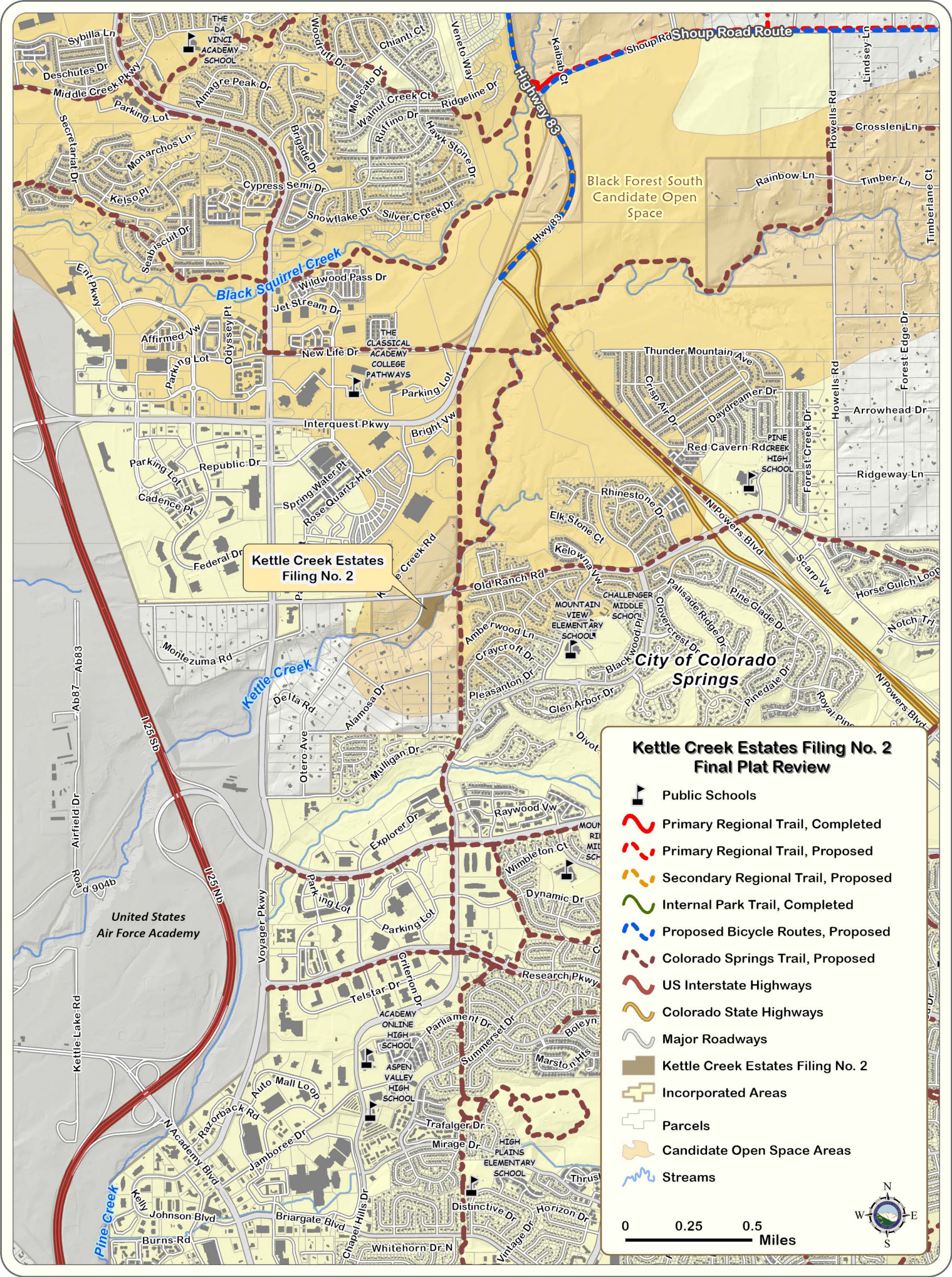
Sincerely,



Ross A. Williams  
Park Planner  
Park Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)







**Kettle Creek Estates Filing No. 2**

**Kettle Creek Estates Filing No. 2  
Final Plat Review**

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- US Interstate Highways
- Colorado State Highways
- Major Roadways
- Kettle Creek Estates Filing No. 2
- Incorporated Areas
- Parcels
- Candidate Open Space Areas
- Streams

0 0.25 0.5 Miles





# Development Application Permit Review



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

**July 15, 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.

<b>Name:</b>	Kettle Creek Estates Filing No. 2 Vacation and Replat	<b>Application Type:</b> Vacation / Replat
<b>PCD Reference #:</b>	VR-24-006	<b>Total Acreage:</b> 5.13
		<b>Total # of Dwelling Units:</b> 2
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b> 0.97
J&M Investments, LLC.	J&M Investments, LLC.	<b>Regional Park Area:</b> 2
Jay D. Stoner	Jay D. Stoner	<b>Urban Park Area:</b> 2
5655 Bridlespur Ridge Place	5655 Bridlespur Ridge Place	<b>Existing Zoning Code:</b> RR-2.5
Colorado Springs, CO 80918	Colorado Springs, CO 80918	<b>Proposed Zoning Code:</b> RR-2.5

**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.
<b>LAND REQUIREMENTS</b>	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): <b>NO</b>
<b>Regional Park Area: 2</b>  0.0194 Acres x 2 Dwelling Units = 0.039 <b>Total Regional Park Acres: 0.039</b>	<b>Urban Park Area: 2</b>  Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00 Community: 0.00625 Acres x 2 Dwelling Units = 0.00 <b>Total Urban Park Acres: 0.00</b>
<b>FEE REQUIREMENTS</b>	
<b>Regional Park Area: 2</b>  \$505 / Dwelling Unit x 2 Dwelling Units = \$1,010 <b>Total Regional Park Fees: \$1,010</b>	<b>Urban Park Area: 2</b>  Neighborhood: \$119 / Dwelling Unit x 2 Dwelling Units = \$0 Community: \$184 / Dwelling Unit x 2 Dwelling Units = \$0 <b>Total Urban Park Fees: \$0</b>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** El Paso County Parks and Community Services, Park Planning Division, recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Kettle Creek Filing No. 2 Vacation and Replat: fees in lieu of land dedication for regional park purposes in the amount of \$1,010 will be required at time of the recording of this Final Plat.

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