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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

November 3, 2023

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

Subject: Armonia Ranch Vacation and Replat Review (VR-23-002)

Hello Kylie,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Armonia Ranch Vacation and Replat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Armonia Ranch Vacation and Replat consists of the vacation and replat of nine (9) single-family rural residential lots into one (1) single-family rural residential lot totaling 49.02 acres, currently zoned RR-5 for rural residential land uses. The property is located along Goodson Road, immediately southwest of its intersection with Ayers Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The property is located just outside and south of the Black Forest South Candidate Open Space Area. The proposed Burgess Road Bicycle Route is located immediately east and adjacent the project location along Goodson Road. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

When Armonia Ranch Filing No. 1 Final Plat was approved by the El Paso County Board of County Commissioners in January 2010, the applicant paid \$4,942 in regional park fees. As such, and because no park lands or trail easement dedications are necessary for vacation and replat application, El Paso County Parks staff is waiving regional park fees in lieu of land dedication for the replat of this single residential lot. The Park Advisory Board has elected not to review and endorse minor subdivision and vacation and replat applications, so these comments are being provided administratively.

Staff Recommendation:

El Paso County Parks and Community Services staff recommends to the Planning Commission and Board of County Commissioners approval of the Armonia Ranch Vacation and Replat. No regional park fees are required at the 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
Parks Planning Division
Parks and Community Services Department
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