

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 31, 2019

Nina Ruiz
Project Manager
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Tanja Curtis Minor Subdivision, Review #2 (MS-19-005)

Hello Nina,

The Community Services Department has reviewed the Tanja Curtis Minor Subdivision development application, Review #2, and has the following additional comments of behalf of El Paso County Parks. Staff has noted that the Final Plat included in Review #2 does not show or contain general notation of the required 25-foot trail easement dedication as noted in the Recommended Motion, as endorsed by the Park Advisory Board in July 2019. This trail easement will provide a critical connection between Fox Run Regional Park and the Fox Run Regional Trail. As such, staff continues to require the dedication of the 25-foot trail easement.

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on July 10, 2019:

"The Tanja Curtis Minor Subdivision is a two-lot minor subdivision totaling 37.11 acres. The property is located northwest of the intersection of Roller Coaster Road and Baptist Road immediately north of Fox Run Regional Park.

The 2013 El Paso County Parks Master Plan shows the proposed Fox Run Regional Trail and Baptist Road Route immediately adjacent to the southern boundary of the property. Dedicated right-of-way already exists along the southern boundary; however, a 25-foot-wide public trail easement will be required for the Fox Run Regional Trail along the southern boundary to facilitate a connection from Hodgen Road to Fox Run Regional Park.

The Open Space Master Plan of the Parks Master Plan shows the project is within the Fox Run Grasslands Candidate Open Space. Natural resource values include the Black Forest landscape which features ponderosa pine, scrub oaks, and transitional grasslands.



El Paso County Parks staff recommends provision of a 25-foot-wide public trail easement and fees in lieu of land for regional park purposes in the amount of \$912 as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Tanja Curtis Minor Subdivision include the following conditions: (1) Show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the southern boundary that allows for public access, as well as construction and maintenance of the Fox Run Regional Trail; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$912.”

Please feel free to contact me with any questions or concerns.












Sincerely,




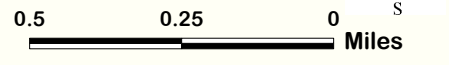
Ross Williams
Park Planner
Park Operations Division
Community Services Department
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Tanja Curtis Minor Subdivision

-  Unincorporated Towns
-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed

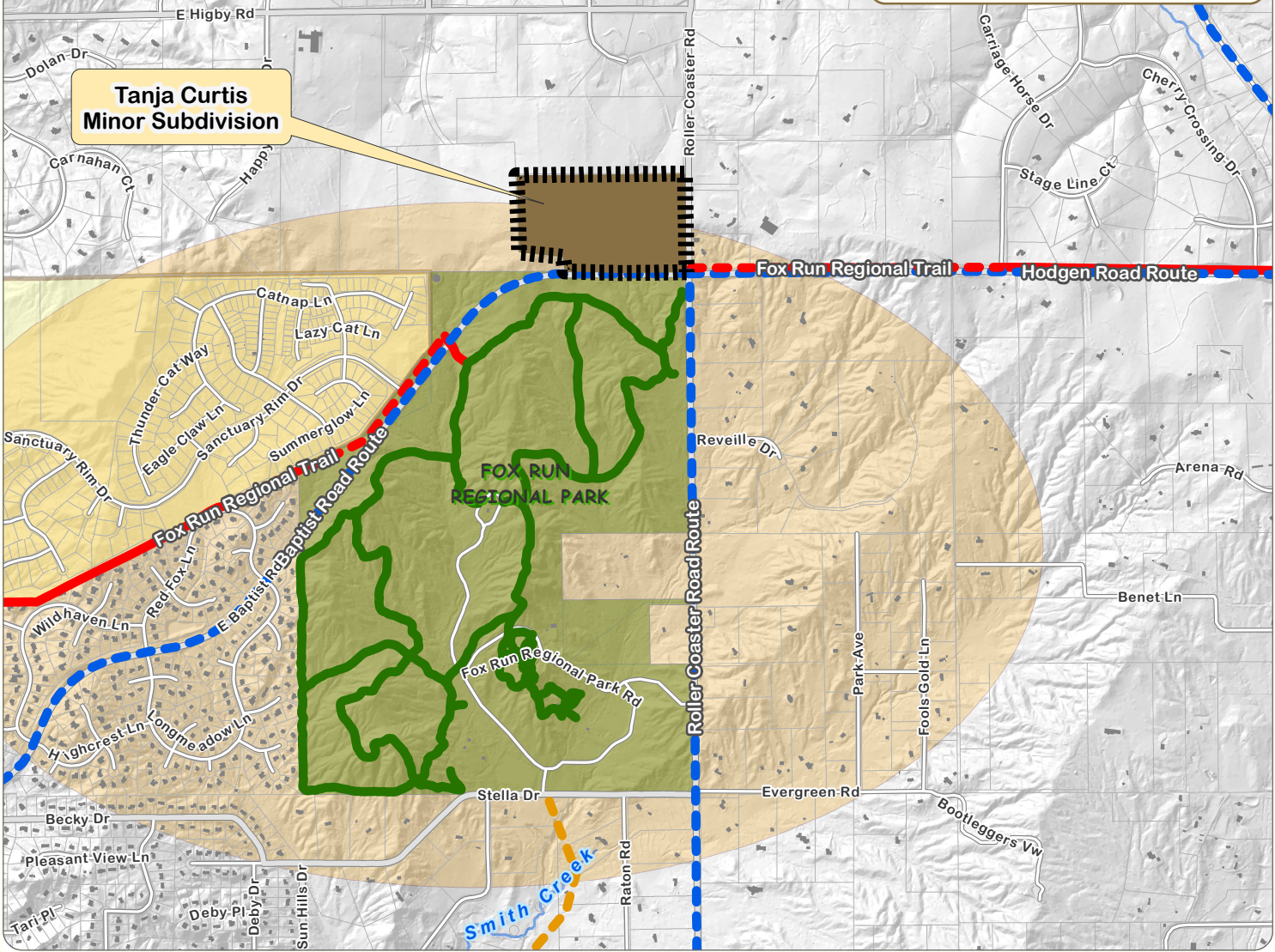
-  Major Roads
-  State Highways
-  Streets & Roads
-  EPC_BuildingFootprint
-  Colorado Springs Parks
-  El Paso County Parks
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Pike National Forest
-  Military Reservation





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Miles

**Tanja Curtis
Minor Subdivision**



Development Application Permit Review



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

July 11, 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.

Name:	Tanja Curtis Minor Subdivision	Application Type:	RR-5
PCD Reference #:	MS-19-05	Total Acreage:	37.11
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.13
1920 E Baptist Rd LLC	Forsgren Associates LLC	Regional Park Area:	2
Barry Curtis	Conner Burba	Urban Park Area:	1
1920 E Baptist Rd	56 Inverness Drive East, Ste 112	Existing Zoning Code:	RR-5
Monument, CO 80132	Englewood, CO 80112	Proposed Zoning Code:	N/A

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: 2

0.0194 Acres x 2 Dwelling Units = 0.039
Total Regional Park Acres: 0.039

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

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00
 Community: 0.00625 Acres x 2 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 2 Dwelling Units = \$912
Total Regional Park Fees: \$912

Urban Park Area: 1

Neighborhood: \$113 / Dwelling Unit x 2 Dwelling Units = \$0
 Community: \$175 / Dwelling Unit x 2 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 Tanja Curtis Minor Subdivision include the following conditions: (1) Show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the southern boundary that allows for the construction and maintenance of the Fox Run Regional Trail; (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$912.

Park Advisory Board Recommendation: PAB Endorsed 7/10/2019