

**COMMUNITY SERVICES DEPARTMENT**

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

June 13, 2019

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

**Subject: Tanja Curtis Minor Subdivision (MS-19-05)**

Good Afternoon Nina,

The Community Services Department has reviewed the Tanja Curtis Minor Subdivision development application, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to 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.

**Staff 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..*



Sincerely,

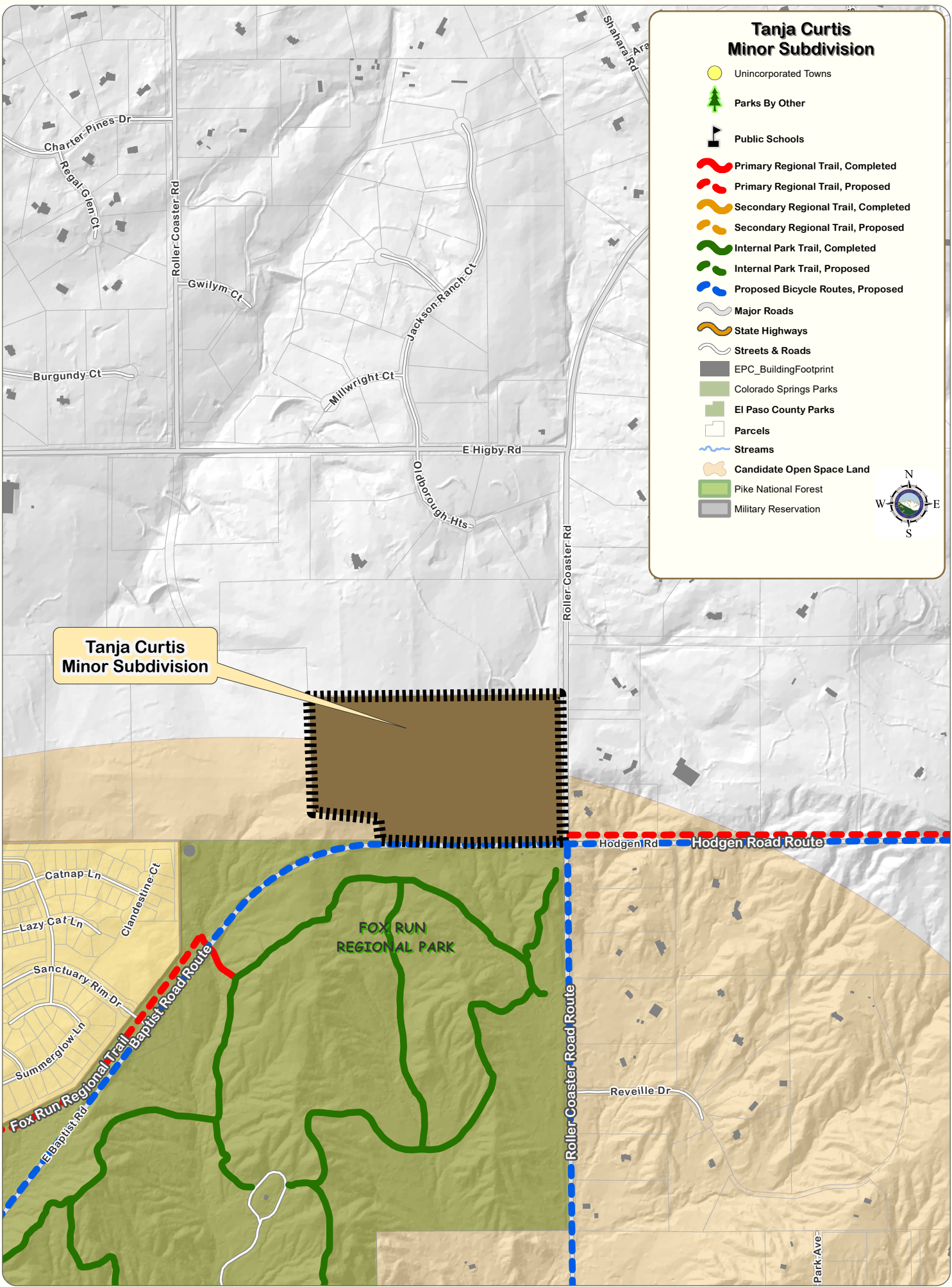
Paul Whalen  
Landscape Architect  
Community Services Department  
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# Tanja Curtis Minor Subdivision

-  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



**Tanja Curtis  
Minor Subdivision**



# Development Application Permit Review



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

May 21, 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>	Tanja Curtis Minor Subdivision	<b>Application Type:</b>	RR-5
<b>PCD Reference #:</b>	MS-19-05	<b>Total Acreage:</b>	37.11
		<b>Total # of Dwelling Units:</b>	2
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.13
1920 E Baptist Rd LLC	Forsgren Associates LLC	<b>Regional Park Area:</b>	2
Barry Curtis	Conner Burba	<b>Urban Park Area:</b>	1
1920 E Baptist Rd	56 Inverness Drive East, Ste 112	<b>Existing Zoning Code:</b>	RR-5
Monument, CO 80132	Englewood, CO 80112	<b>Proposed Zoning Code:</b>	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.
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**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
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**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
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**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 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..

Park Advisory Board Recommendation:

**PAB Endorsement REQUIRED**