

**COMMUNITY SERVICES DEPARTMENT**

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

September 11, 2020

Lindsay Darden  
Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Pine View Estates Preliminary Plan and Final Plat (SP-204)**

Hello Lindsay,

The Community Services Department has reviewed the Pine View Estates Preliminary Plan and Final Plat and has the following comments of behalf of El Paso County Parks:

The request for approval is by Alice Jolene Owens who is also the owner of the property. Ms. Owens is requesting to subdivide the 38.8 acres into 7 (5 to 6 acre lots). The property is approximately 8 miles north of Peyton, Colorado. The property is located at the west of Ranch Hand Road and Red Barn Rd. The site is bordered by existing RR-5 residential lots to the south and east with 35 acre agricultural lots to the north and west.

The 2013 El Paso County Parks Master Plan shows no trails or facilities impacted by the project. The proposed Hopper Road Bicycle Route alignment runs along Hopper Road 0.5 miles south of the subject property. This bicycle routes is in the public right of way and would not be impacted by the proposed project. The property is not located within any candidate open space land.

**Staff Recommendation**

*Recommend that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Pine View Estates Preliminary Plan & Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,269.*

These comments are being provided administratively as this application does not require Park Advisory Board consideration.



Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

# Development Application Permit Review



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

**September 11, 2020**

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>	Pine View Estates Filing No. 1 Prelim. Plan & Final Plat	<b>Application Type:</b>	Prelim. & Final Plat
<b>PCD Reference #:</b>	SP-204	<b>Total Acreage:</b>	38.80
		<b>Total # of Dwelling Units:</b>	7
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.45
Alice Jolene Owens	Alice Jolene Owens	<b>Regional Park Area:</b>	2
277 Turf Trail Pl.	277 Turf Trail Pl.	<b>Urban Park Area:</b>	5
Fountain, CO 80817	Fountain, CO 80817	<b>Existing Zoning Code:</b>	Ag
		<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: 2**

0.0194 Acres x 7 Dwelling Units = 0.136  
**Total Regional Park Acres: 0.136**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 7 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$467 / Dwelling Unit x 7 Dwelling Units = \$3,269  
**Total Regional Park Fees: \$3,269**

**Urban Park Area: 5**

Neighborhood: \$116 / Dwelling Unit x 7 Dwelling Units = \$0  
 Community: \$179 / Dwelling Unit x 7 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

**Recommend that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Pine View Estates Preliminary Plan & Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,269.**

Park Advisory Board Recommendation:

**No PAB Endorsement Necessary**

# Pine View Estates Filing No.1 Preliminary and Final Plan

-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Subject Property
-  Parcels
-  EPC\_BuildingFootprint
-  Streams



Pine View Estates

Lost Ranger Rd

Red Barn Rd

Ranch Hand Rd

Oak Brush Loop

Hopper Rd Hopper Road

Barnwood Dr

Tonto Ct