

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 2, 2021

Mercedes Rivas
Planner
El Paso County Planning & Community Development Department

Subject: Crowe Minor Subdivision (MS-215)

Ms. Rivas,

The Park Operations Division of the Community Services Department has reviewed the Crowe Minor Subdivision application and has the following comments of behalf of El Paso County Parks.

The subject property is located on the west side of Roller Coaster Road, north of Stella Drive, south of Baptist Drive. Surrounding uses include single-family residential development to the east and Fox Run Regional Park to the north, south, and west. This request by MVE Incorporated is to subdivide the existing 20-acre lot into three five-acre minimum residential lots. The site is currently zoned RR-5 and the applicant is not requesting any zoning changes.

This site is located within a candidate open space as defined in the El Paso County Parks Master Plan. More specifically, the site is within the Fox Run Grasslands. This candidate open space is characterized by having large stands of Ponderosa Pine, open grass meadows, and scrub oak.

Adjacent to this site on three sides is Fox Run Regional Park. This regional park provides protection and access to a landscape typical in the Black Forest area. Per LDC requirements the applicant is required to provide a 25-ft setback along each lot line to act as a buffer between residential and nonresidential properties. Staff would request that the applicant instead provide a 25-ft no-build zone along the external lot lines that border the regional park to provide adequate protection from external structures and fences. This would also provide a buffer from residential herbicides, pesticides, and impacts from domesticated animals. The applicant is also advised that no private gates, access road, trails, or other private use of the regional park will be allowed.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The proposed Roller Coaster Road Bicycle Route runs along the east side of the property but would not be affected because it is in the public right of way. Fox Run Regional Park



borders the subdivision to the north, west, and south. No trail easements or park land dedication will be necessary for this development.

Staff Recommendation:

El Paso County Parks staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Crowe Minor Subdivision: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$1,380 which will be required at the time of recording of the final plat, (2) require the applicant provide a 25-Ft no-build zone along the lot lines bordering Fox Run Regional Park.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Development Application Permit Review



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

September 2, 2021

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:	Crowe Minor Subdivision	Application Type:	Final Plat
PCD Reference #:	MS-215	Total Acreage:	20.00
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.38
	Dave Gorman	Regional Park Area:	2
Crowe Family	MVE Inc.	Urban Park Area:	1
15980 Roller Coaster Road	1903 Lelaray Street	Existing Zoning Code:	RR-5
Colorado Springs, CO 80921	Colorado Springs, CO 80909	Proposed Zoning Code:	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 3 Dwelling Units = 0.058
Total Regional Park Acres: 0.058

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

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 3 Dwelling Units = 0.00
 Community: 0.00625 Acres x 3 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380
Total Regional Park Fees: \$1,380

Urban Park Area: 1

Neighborhood: \$114 / Dwelling Unit x 3 Dwelling Units = \$0
 Community: \$176 / Dwelling Unit x 3 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS














Staff Recommendation:

El Paso County Parks staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Abeyta Minor Subdivision: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$1,380 which will be required at the time of recording of future final plat, (2) require the applicant provide a 25-Ft no-build zone along the lot lines bordering Fox Run Regional Park.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

Crowe Minor Subdivision Preliminary Plan Review

-  Subject Property
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Parks
-  El Paso County Parks
-  Candidate Open Space Land
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC_BuildingFootprint
-  Streams

