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DEPARTMENT OF COMMUNITY SERVICES

February 22, 2023

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

Subject: Hay Creek Valley Subdivision Preliminary Plan – (SP-23-001)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed Hay Creek Valley Subdivision Preliminary Plan development application and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on March 8, 2023:

This is a request for endorsement by Matrix Design Group, Inc., on behalf of View Homes, Inc., for approval of the Hay Creek Valley Subdivision Preliminary Plan. This proposed rural residential development consists of 20 single-family lots on 214.62 acres and is zoned RR-5, with lots ranging in size from 5 to over 17 acres. The project site is located west of the Interstate 25 and Baptist Road interchange on Hay Creek Road, immediately north of the United States Air Force Academy, and east of Pike National Forest.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The existing New Santa Fe Primary Regional Trail, Forest Lakes Secondary Regional Trail, and Fox Run Primary Regional Trail are all located approximately 1.25 miles northeast of the site, where all three trails intersect at the Baptist Road Trailhead facility, at the intersection of Baptist Road and Old Denver Road.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Hay Creek Valley Subdivision falls completely within the bounds of both the Foothills and Forest Lakes Candidate Open Space Areas. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats.

While the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD, staff appreciates the inclusion of a 11.62-acre open space tract as a means to protect nearby Hay Creek and the Preble's Meadow Jumping Mouse 300' habitat buffer. Furthermore, large acreage lots, natural landscaping, and a lack of local wetlands and waterways within the subdivision greatly reduce overall impacts to the surrounding foothills environment.

As no park lands or trail easement dedications are necessary for this subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. ***Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.***

Recommended Motion (Preliminary Plan):

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Hay Creek Valley Subdivision Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$9,200 will be required at time of the recording of the forthcoming final plat(s).”

Please feel free to contact me should you have any questions or concerns.

Sincerely,

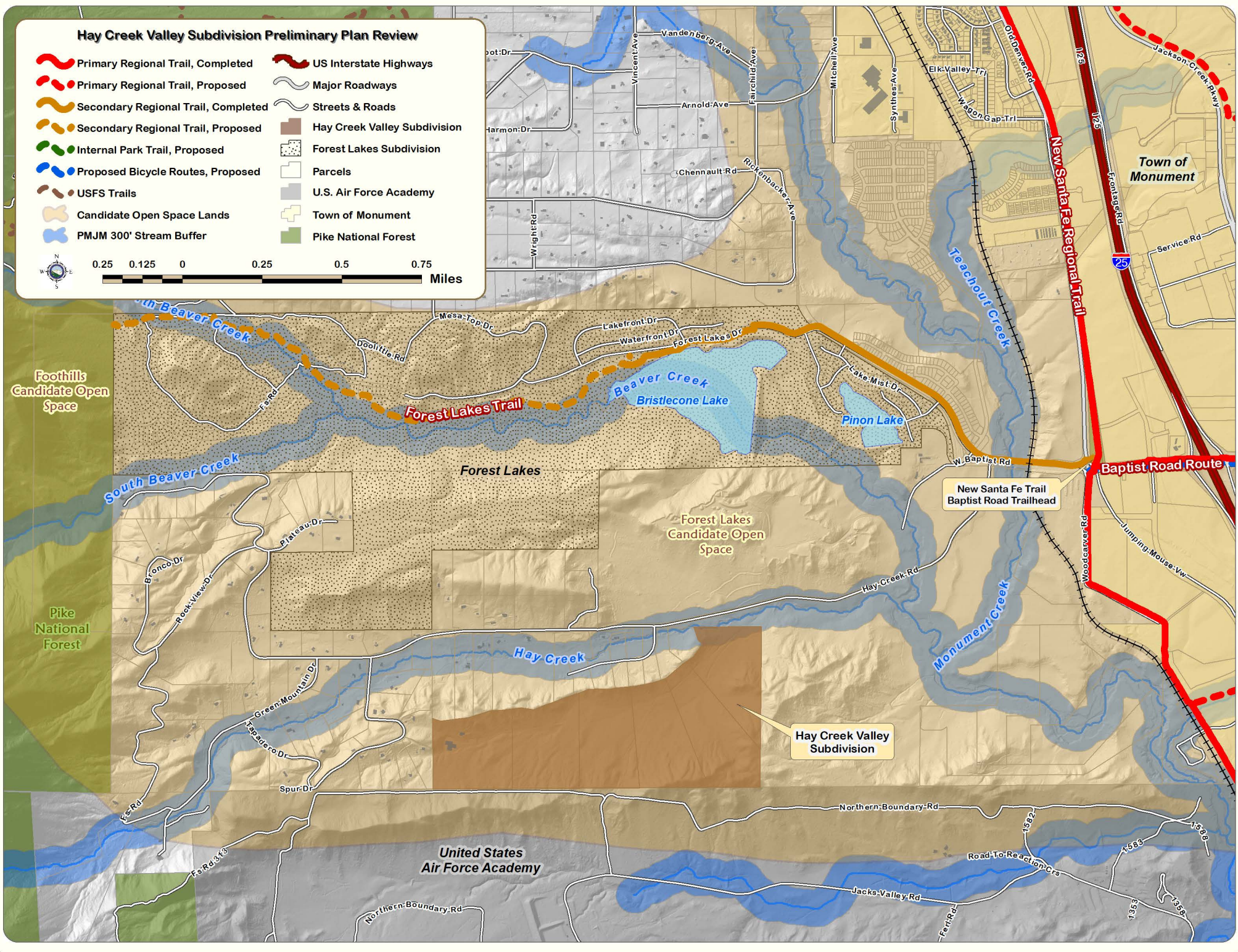
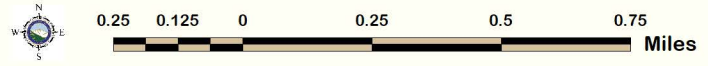


Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
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Hay Creek Valley Subdivision Preliminary Plan Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- USFS Trails
- Candidate Open Space Lands
- PMJM 300' Stream Buffer
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Hay Creek Valley Subdivision
- Forest Lakes Subdivision
- Parcels
- U.S. Air Force Academy
- Town of Monument
- Pike National Forest



New Santa Fe Trail
Baptist Road Trailhead

Hay Creek Valley
Subdivision

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

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

March 8, 2023

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.

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|----------------------------|---|--------------------------------------|------------------|
| Name: | Hay Creek Valley Subdivision Preliminary Plan | Application Type: | Preliminary Plan |
| PCD Reference #: | SP-23-001 | Total Acreage: | 214.62 |
| | | Total # of Dwelling Units: | 20 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 0.23 |
| View Homes, Inc. | Matrix Design Group | Regional Park Area: | 1 |
| 555 Middle Creek Parkway | 2435 Research Parkway | Urban Park Area: | 1 |
| Suite 500 | Suite 300 | Existing Zoning Code: | RR-5 |
| Colorado Springs, CO 80921 | Colorado Springs, CO 80920 | 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

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

Regional Park Area: 1

0.0194 Acres x 20 Dwelling Units = 0.388

Total Regional Park Acres: 0.388

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 20 Dwelling Units = 0.00

Community: 0.00625 Acres x 20 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 1

\$460 / Dwelling Unit x 20 Dwelling Units = \$9,200

Total Regional Park Fees: \$9,200

Urban Park Area: 1

Neighborhood: \$114 / Dwelling Unit x 20 Dwelling Units = \$0

Community: \$176 / Dwelling Unit x 20 Dwelling Units = \$0

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Hay Creek Valley Subdivision Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$9,200 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation: