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DEPARTMENT OF COMMUNITY SERVICES

February 23, 2023

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: 14090 Davis Rd Minor Subdivision (MS231)

Ryan,

The Community Services Department has reviewed the 14090 Davis Road Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Oliver Watts Consulting on behalf of Erik and Sharon Murr. The applicants are requesting a final plat approval for the 14090 Davis Road Minor Subdivision. The property is located east of Blaney Road and west of Curtis Road on the north side of Davis Road. The subject property is 37.4 acres and is zoned RR-5. The proposed minor subdivision will divide the parcel into four (4) large rural residential single-family lots.

The El Paso County Parks Master Plan identifies the proposed Blaney Road Bicycle Route running east and west along Log Road. This proposed route follows the south side of the minor subdivision and will not be impacted because the bicycle route will be accommodated within the public right of way.

As no park lands or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes as shown on the accompanying Subdivision Review Form. The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively. 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.

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 14090 Davis Road Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Sincerely,

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

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Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Environmental Services - Recreation / Cultural Services

February 23, 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.

Name:	14090 Davis Road Minor Subdivision	Application Type:	Final Plat
PCD Reference #:	MS231	Total Acreage:	37.13
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.27
	Oliver Watts Consulting Engineer, Inc.	Regional Park Area:	4
Erik and Sharon Murr	Erik Watts	Urban Park Area:	3
14090 Davis Rd	614 Elkton Drive	Existing Zoning Code:	RR-5
Peyton, CO 80831	Colorado Springs, CO 80907	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: 4

Urban Park Area: 3

0.0194 Acres x 4 Dwelling Units = 0.078

Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.00

Community: 0.00625 Acres x 4 Dwelling Units = 0.00

Total Regional Park Acres: 0.078

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

Urban Park Area: 3

\$460 / Dwelling Unit x 4 Dwelling Units = \$1,840

Neighborhood: \$114 / Dwelling Unit x 4 Dwelling Units = \$0

Community: \$176 / Dwelling Unit x 4 Dwelling Units = \$0

Total Regional Park Fees: \$1,840

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

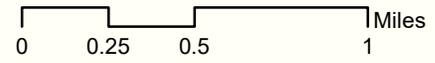
Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 14090 Davis Road Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

14090 Davis Road Minor Subdivision

- Subject Property
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Parks
- Major Roads
- Streets & Roads
- Streams



Subject Property

