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DEPARTMENT OF COMMUNITY SERVICES

March 2, 2023

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

**Subject: Shiloh Pines Vacation Replat (VR-226)**

Kylie,

This project was previously reviewed on May 24, 2022 and the following administrative comments were submitted. Staff acknowledges that updates have been made in response to County comments including a drainage easement added to lot 2. The Parks and Community Services Department comments remain unchanged:

*This is a request by Jerome Hannigan & Associates on behalf of Brian and Tibby Peterson to approve a vacation and re-plat.*

*The subject property is located in Shiloh Pines Subdivision which is located in the northern part of El Paso County, just northwest of Monument Lake.*

*The Applicant seeks to replat two existing lots and one unplatted parcel into three lots. The two existing, lots 27 & 28 of Shiloh Pines are each approximately 2.5 acre. These two lots will be replatted with one new 3.93 acre lot to form a three lot minor subdivision.*

*The El Paso County Parks Master Plan does not identify any facilities impacted by the replat. The replat is 1,500' north of Pike National Forest and one mile west of the New Santa Fe Regional Trail. 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 vacation and replat applications, so these comments are being provided administratively. Park fees would be assessed on two lots, because one parcel already exists.*

*Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Shiloh Pines Vacation and Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$920.*

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
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**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

Park Operations - Environmental Services - Recreation / Cultural Services

March 2, 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.

<b>Name:</b>	Shiloh Pines	<b>Application Type:</b>	Vacation & Replat
<b>PCD Reference #:</b>	VR-226	<b>Total Acreage:</b>	82.66
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	2
Hannigan & Associates	Brian & Tibby Peterson	<b>Dwelling Units Per 2.5 Acres:</b>	0.06
19360 Spring Valley Road	17390 Shiloh Pines Drive	<b>Regional Park Area:</b>	1
Monument, CO 80132	Monument, CO 80132	<b>Urban Park Area:</b>	1
		<b>Existing Zoning Code:</b>	RR-5
		<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**

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

**Regional Park Area: 1**

**Urban Park Area: 1**

0.0194 Acres x 2 Dwelling Units = 0.039  
**Total Regional Park Acres: 0.039**

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: 1**

**Urban Park Area: 1**

\$460 / Dwelling Unit x 2 Dwelling Units = \$920  
**Total Regional Park Fees: \$920**

Neighborhood:	\$114 / Dwelling Unit x 2 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 2 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

Recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Shiloh Pines Vacation & Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$920.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

# Shiloh Pines Replat

- SubjectProperty
- Primary Regional Trail, Completed
- El Paso County Parks
- Pike National Forest
- Major Roads
- Streets & Roads
- Parcels
- Streams
- Incorporated Areas

