



EL PASO COUNTY

COLORADO

COMMISSINERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 18, 2020

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

Subject: Nagy Plat Amendment (SF-19-028)

Hello Lindsay,

The Park Operations Division of the Community Services Department has reviewed the development application for the Nagy Plat Amendment, and is providing the following final comments on behalf of El Paso County Parks:

The Nagy Plat Amendment consists of 2 residential lots totaling approximately 18.61 acres, with a minimum lot size of approximately 8 acres. The property is located northwest of the intersection of Shoup Road and Black Forest Road, within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Palmer Divide Primary Regional Trail is located approximately 0.25 mile north of the project location, while the Cathedral Pines section of Black Forest Regional Park is located approximately 0.50 mile to the west. The project site is not located within any Candidate Open Space areas, but is located approximately 1 mile north of the Black Forest South Candidate Open Space.

According to the El Paso County Land Development Code, if a plat amendment does not result in an increase in residential density proposed as a result of the increase acreage of the parcel that is being enlarged or modified (Land Development Code Section 8.5.2(D)(5)(b)(iii)), no park fees may be assessed. Regarding this development application, since both parcels contain an existing dwelling unit, and no additional dwelling units will be added due to the minor adjustment in property lines, this application does not warrant park fees in lieu of land dedication, nor does it require park lands or trail easement dedications.

The Park Advisory Board has elected not to review and endorse minor subdivision or minor plat amendment applications, so these comments are being provided administratively.

200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520-7276
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ross A. Williams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com