



**EL PASO COUNTY**

**COLORADO**

**COMMISSINERS:**  
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## **COMMUNITY SERVICES DEPARTMENT**

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

November 17, 2017

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

**Subject: Grant Minor Subdivision (MS-17-005)**

Hello Raimere,

The Planning Division of the Community Services Department has reviewed the development application for Grant Minor Subdivision and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2017.

Grant Minor Subdivision is a two residential lot minor subdivision totaling 41 acres. The property is located near the intersection of Walsen Road and Pleier Drive, along the banks of Smith Creek, east of the Gleneagle neighborhood.

The 2013 El Paso County Parks Master Plan shows the proposed Smith Creek Secondary Regional Trail corridor located within the proposed subdivision, adjacent to Smith Creek. From Fox Run Regional Park 1.35 miles to the north, the proposed Smith Creek Secondary Regional Trail generally follows the Smith Creek drainage, crossing the applicant's property, before continuing to aforementioned Northgate Open Space, an additional .35 mile to the west. Consistent with the Land Development Code, El Paso County Parks may request a 25-foot-wide trail easement where proposed improvements and/or infrastructure may impact existing or proposed County trails. The Master Plan identifies this trail as a long-term priority, and no funds are currently allocated for the construction of the trail.

The Smith Creek Secondary Regional Trail is located primarily within potentially sensitive wildlife habitat for the Preble's Meadow Jumping Mouse (PMJM). Due to this wildlife habitat concern along Smith Creek, as well as existing residential structures on the subject property, the exact trail corridor location and subsequent trail easement are indefinable at this time. Furthermore, in areas where trail alignments may be within potential PMJM habitat, County Parks coordinates with El Paso County Environmental Services and the US Fish and Wildlife Service. This ensures an acceptable final trail alignment and that best management practices are intended to mitigate PMJM habitat impacts.

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Due to these trail easement alignment concerns, El Paso County Parks staff recommends that a plat note be added the first page of the minor subdivision final plat stating the following:

*“Due to the currently indefinable nature of the proposed Smith Creek Secondary Regional Trail corridor, EPC may request a 25’ regional trail easement in the future.”*

Parks staff also recommends fees in lieu of land for regional park purposes in the amount of \$814 as shown on the attached Subdivision Review Form.

**\*Recommended Motion:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Grant Minor Subdivision include the following conditions: (1) Require a plat note stating the following: “Due to the currently indefinable nature of the proposed Smith Creek Secondary Regional Trail corridor, EPC may request a 25’ regional trail easement in the future,” and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$814.*

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

Sincerely,

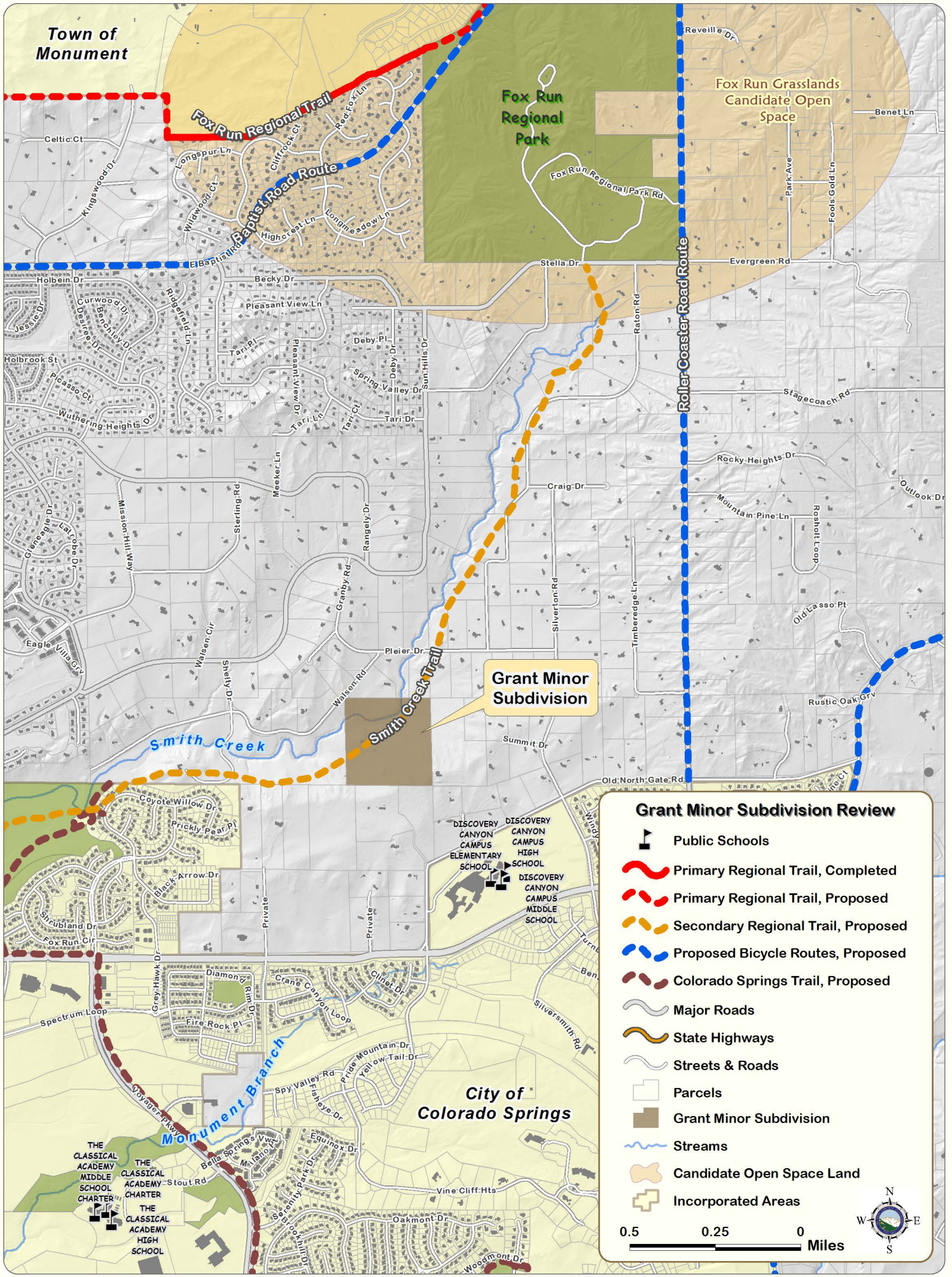
Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



Town of Monument








Fox Run Regional Park

Fox Run Grasslands Candidate Open Space



Grant Minor Subdivision

### Grant Minor Subdivision Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Parcels
-  Grant Minor Subdivision
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5 0.25 0 Miles





# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

December 13, 2017

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Grant Minor Subdivision	Application Type:	Minor Subdivision
DSD Reference #:	MS-17-005	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	41
Clive and Karen Grant	~ Same as Applicant ~	Total # of Dwelling Units	2
1315 Walsen Road		Gross Density:	0.05
Colorado Springs, CO 80921		Park Region:	2
		Urban Area:	2

Existing Zoning Code: **RR-5**                      Proposed Zoning: **RR-5**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	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.
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**LAND REQUIREMENTS**

Regional Parks:            2		Urban Density: <input type="checkbox"/> (1 unit / 2.5 acre or greater)
0.0194 Acres x 2 Dwelling Units = 0.039 acres	Urban Parks Area:        2	
	Neighborhood:        0.00375 Acres x 0 Dwelling Units =	0.00 acres
	Community:            0.00625 Acres x 0 Dwelling Units =	0.00 acres
	Total:	0.00 acres

**FEE REQUIREMENTS**

Regional Parks:            2		Urban Parks Area:        2
\$407.00 / Unit x 2 Dwelling Units= \$814.00	Neighborhood:        \$101.00 / Unit x 0 Dwelling Units =	\$0.00
	Community:            \$156.00 / Unit x 0 Dwelling Units =	\$0.00
	Total:	\$0.00

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:                      Recommend to the Planning Commission and Board of County Commissioners that approval of the Grant Minor Subdivision include the following conditions: (1) Require a plat note stating the following: "Due to the currently indefinable nature of the proposed Smith Creek Secondary Regional Trail corridor, EPC may request a 25' regional trail easement in the future," and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$814.

Park Advisory Board Recommendation: