



# EL PASO COUNTY

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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 8, 2023

Joe Letke  
Project Manager  
El Paso County Planning & Community Development Department

**Subject: Mayberry Filing No.2A - (VR2323)**

Joe,

The Parks and Community Services Department has reviewed Mayberry Filing No.2A Vacation and Replat and is submitting the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2023 and its recommendation will be provided after the meeting.

This is a request for approval by Kimley-Horn on behalf of Mayberry Communities, LLC. The applicant requests approval for final plat and rezone of three lots as part of Mayberry Filing No.2a. The proposed rezoning is located west of the southwest corner of intersections of State Highway 94 (SH 94) and Proposed Springs Road

The application to rezone approximately 1.0 acres from the PUD zone to Commercial Services zoning district will be processed concurrently. The proposed commercial zone matches what is shown in the proposed Mayberry Communities Sketch Plan Amendment. The commercial development is intended to act as a transition from Highway 94 to residential developments south of this area.

The El Paso County Parks Master Plan identifies two master-planned trails adjacent to the proposed facility. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. This proposed trail will not be impacted by the project because it will be accommodated within the public right-of-way. The proposed Highway 94 Primary Regional Trail also runs east and west along Highway 94. This proposed trail would be impacted by the proposed facility because its alignment is on the south side of Highway 94. The Highway 94 Regional Trail alignment was previously dedicated to El Paso County on Mayberry Filing No.2. However, the trail easement is not shown on the proposed replat. The Highway 94 Regional Trail shall be labeled and shown on the final plat.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the south side of Highway 94 and south of the Cherokee Water & Sanitation parcel to make a connection to the west that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time.

**Recommended Motion:**

*Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.2A Vacation and Replat: (1) Provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way and south of the Cherokee Water & Sanitation parcel to make a*

*connection to the west that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.*

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

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



**PARKS AND COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Recreation and Cultural Services  
 Parks Planning - Environmental Services - CSU Extension Office

**December 13, 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:** Mayberry Filing No.2A  
**PCD Reference #:** VR2323

**Application Type:** Vacation and Replat

**Total Acreage:** 4.51

**Total # of Dwelling Units:** 0

**Applicant / Owner:**  
 Mayberry Communities  
 428 Garden Park Avenue  
 Mayberry, CO 80808

**Owner's Representative:**  
 Kimley-Horn & Associates  
 2. North Nevada Ave, Suite 900  
 Colorado Springs, CO 80903

**Dwelling Units Per 2.5 Acres:** 0.00

**Regional Park Area:** 4

**Urban Park Area:** 5

**Existing Zoning Code:** PUD

**Proposed Zoning Code:** CS

**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**

**Regional Park Area: 4**

0.0194 Acres x 0 Dwelling Units = 0.000  
**Total Regional Park Acres: 0.000**

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

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 0 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$505 / Dwelling Unit x 0 Dwelling Units = \$0  
**Total Regional Park Fees: \$0**

**Urban Park Area: 5**

Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0  
 Community: \$184 / Dwelling Unit x 0 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 conditions when considering and/or approving the Mayberry Filing No.2A Final Plat: (1) Provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way and south of the Cherokee Water & Sanitation parcel to make a connection to Tract B to the west that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

**Park Advisory Board Recommendation:**

Highway 94 Route

STATE HIGHWAY 94

Hwy 94

Highway 94 Regional Trail

Mayberry Filing No.2a

Cattlemen-Run

Galveston-Ter

Solaire-Loop

Village-Main-St

Bessey-Way

### Mayberry Filing No.2a Final Plat

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Streets & Roads
-  Parcels
-  Subject Property

