

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

January 11, 2022

Ryan Howser  
Project Manager  
El Paso County Development Services Department

**Subject: Peerless Farms Preliminary Plan – (SP-217)**

Ryan,

The Community Services Department has reviewed the Peerless Farms Preliminary Plan and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on February 9, 2022.

This is a request from Kimley-Horn on behalf of Robert & Wendy Williams. The property owners seek to subdivide 40 acres into seven residential lots of no less than 5 acres. The site is located on the south side of Falcon Highway, 5 miles east of Falcon, CO. The property is zoned RR-5.

The El Paso County Parks Master Plan (2013) shows the proposed Falcon Highway Bicycle Route running east and west along Falcon Highway on the north side of the proposed development. The proposed Falcon Highway Bicycle Route would not be affected by the development because it will be accommodated within the public right of way.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional park purposes in the amount of \$3,220. Again, this application is scheduled for El Paso County Park Advisory Board consideration on February 9th and its recommendation will be provided after the meeting.

**Recommended Motion (Preliminary Plan):**

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 Peerless Farms Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$3,200.



Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT  
Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

February 9, 2022

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:	Peerless Farms	Application Type:	Preliminary Plan
PCD Reference #:	SP217	Total Acreage:	40.01
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.44
		Regional Park Area:	4
Robert & Wendy Williams	Kimley-Horn	Urban Park Area:	3
16975 Falcon Hwy.	2 North Nevada, Suite 300	Existing Zoning Code:	RR-5
Peyton, CO 80831	Colorado Springs, CO 80903	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 ( $\geq 1$ Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 4	Urban Park Area: 3	
0.0194 Acres x 7 Dwelling Units = 0.136	Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00	
Total Regional Park Acres: 0.136	Community: 0.00625 Acres x 7 Dwelling Units = 0.00	
	Total Urban Park Acres: 0.00	
FEE REQUIREMENTS	Urban Park Area: 3	
Regional Park Area: 4	Neighborhood: \$114 / Dwelling Unit x 7 Dwelling Units = \$0	
\$460 / Dwelling Unit x 7 Dwelling Units = \$3,220	Community: \$176 / Dwelling Unit x 7 Dwelling Units = \$0	
Total Regional Park Fees: \$3,220	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 Peerless Farms Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$3,200.
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Park Advisory Board Recommendation:

**Peerless Farms  
Preliminary Plan Review**

-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  SubjectProperty
-  Candidate Open Space Land
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC\_BuildingFootprint
-  Streams

0 500 1,000 2,000 Feet

