

TODD MARTS, EXECUTIVE DIRECTOR

PARKS DEPARTMENT

June 19, 2025

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

Subject: 7378 Log Road Minor Subdivision (SF-25-016)

Hello Joe,

The Park Planning Division of the Parks and Community Services Department has reviewed the 7378 Log Road Minor Subdivision development application, and is providing the following administrative comments on behalf of El Paso County Parks:

7378 Log Road Minor Subdivision consists of two (2) rural residential lots totaling 40 acres, with lot one containing 15 acres and lot two containing 24.79 acres. These lots are zoned RR-5 for rural residential land uses, the property is located south of the intersection of Judge Orr Road and North Log Road, in a rural area of Eastern El Paso County.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed subdivision. The nearest major park or open space facilities are Falcon Regional Park (8.14 miles northwest) and Paint Mines Regional Park (9.2 miles northeast). The existing Rock Island Regional Trail is located approximately 7.14 miles northeast of the project site.

As no park lands or trail easement dedications are necessary for this 2-lot minor subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the 7378 Log Road Minor Subdivision includes the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,010.

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

Sincerely,



Ashlyn Mathy
Parks Planner
Park Planning Division
Parks and Community Services Department
ashlynmathy@elpasoco.com

Development
Application
Permit
Review



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

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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:	7378 Log Road Subdivision	Application Type:	Final Plat
PCD Reference #:	SF-25-016	Total Acreage:	40.00
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.13
Dunlop	Vertex Consulting Services, LLC, Nina Ruiz	Regional Park Area:	4
7378 Log Road	5825 Delmonico Drive	Urban Park Area:	2
Peyton, CO 80831	Colorado Springs, CO 80919	Existing Zoning Code:	A-35
		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.
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LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 2		
0.0194 Acres x 2 Dwelling Units = 0.039		Neighborhood:	0.00375 Acres x 2 Dwelling Units =	0.00
Total Regional Park Acres: 0.039		Community:	0.00625 Acres x 2 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 4		Neighborhood:	\$119 / Dwelling Unit x 2 Dwelling Units =	\$0
\$505 / Dwelling Unit x 2 Dwelling Units = \$1,010		Community:	\$184 / Dwelling Unit x 2 Dwelling Units =	\$0
Total Regional Park Fees: \$1,010		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the 7378 Log Road Minor Subdivision includes the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,010.
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Park Advisory Board Recommendation: N/A