

**El Paso County Parks**  
**Agenda Item Summary Form**

**Agenda Item Title:** Hudson Minor Subdivision  
**Agenda Date:** April 11, 2018  
**Agenda Item Number:**  
**Presenter:** Ross Williams, Park Planner  
**Information:** **Endorsement:** X

**Background Information:**

Request for approval by Jerome W. Hannigan and Associates, Inc. on behalf of Greg and Sheri Hudson, for Hudson Minor Subdivision, which consists of 4 residential lots totaling 38 acres, with a minimum lot size of 5.59 acres. The property is located south of the intersection of Black Forest Road and County Line Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Walker Road Bicycle Route is located approximately 2 miles to the south, while the Table Rock Candidate Open Space is located 0.75 miles east of the site.

As no trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes.

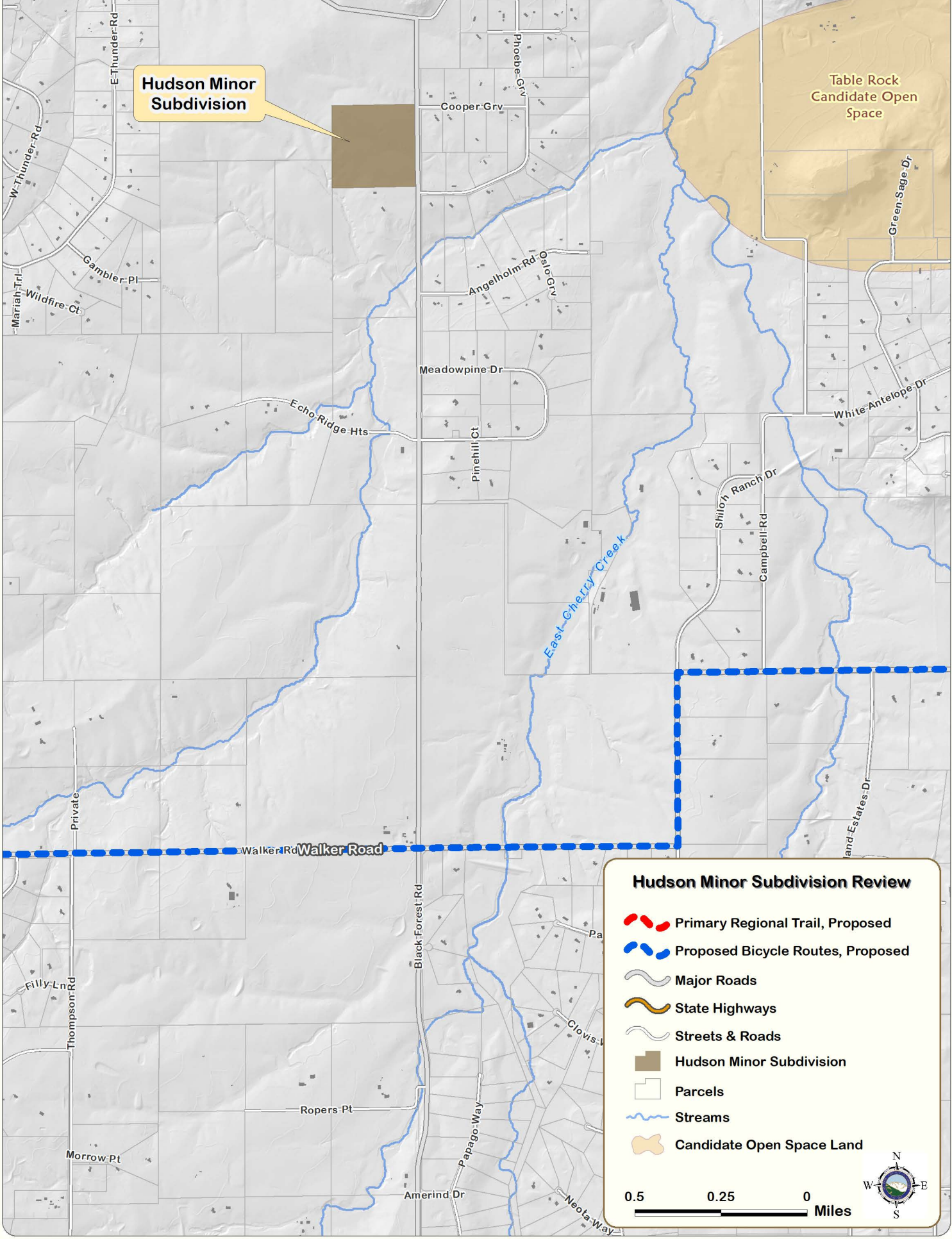
**Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hudson Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,720.

Douglas County  
El Paso County

Hudson Minor Subdivision

Table Rock Candidate Open Space



### Hudson Minor Subdivision Review

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Hudson Minor Subdivision
- Parcels
- Streams
- Candidate Open Space Land

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**

April 11, 2018

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:	<b>Hudson Minor Subdivision</b>	Application Type:	<b>Minor Subdivision</b>
DSD Reference #:	<b>MS-18-002</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>38</b>
<b>Greg and Sheri Hudson</b>	<b>Jerome W. Hannigan &amp; Assoc. Inc.</b>	Total # of Dwelling Units	<b>4</b>
<b>20310 Black Forest Road</b>	<b>J.W. Hannigan</b>	Gross Density:	<b>0.11</b>
<b>Colorado Springs, CO 80908</b>	<b>19360 Spring Valley Road</b>	Park Region:	<b>2</b>
	<b>Monument, CO 80132</b>	Urban Area:	<b>1</b>

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**  
**0.0194 Acres x 6 Dwelling Units = 0.078 acres**

Urban Density:  (2.5 units or greater / 1 acre)

Urban Parks Area:	<b>1</b>	
Neighborhood:	<b>0.00375 Acres x 0 Dwelling Units =</b>	<b>0.00 acres</b>
Community:	<b>0.00625 Acres x 0 Dwelling Units =</b>	<b>0.00 acres</b>
Total:		<b>0.00 acres</b>

**FEE REQUIREMENTS**

Regional Parks:            **2**  
**\$430.00 / Unit x 4 Dwelling Units= \$1,720.00**

Urban Parks Area:	<b>1</b>	
Neighborhood:	<b>\$107.00 / Unit x 0 Dwelling Units =</b>	<b>\$0.00</b>
Community:	<b>\$165.00 / Unit x 0 Dwelling Units =</b>	<b>\$0.00</b>
Total:		<b>\$0.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners that approval of Hudson Minor Subdivision include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$1,720.**

Park Advisory Board Recommendation: **Endorsed 04/11/2018**