

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

September 26, 2022

Matthew Fitzsimmons  
Project Manager  
El Paso County Development Services Department

**Subject: Ivilo Minor Subdivision (MS228)**

Matthew,

The Community Services Department has reviewed the Ivilo Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by SMH Consultants on behalf of Pawl Posorski. The applicant is requesting approval for a minor subdivision and rezone for Ivilo Minor Subdivision. The property is located at 6385 Vessey Road approximately four miles north of Colorado Springs. The subject property is 14 acres and is currently zoned RR-5. A concurrent application to rezone the property from RR-5 to RR-2.5 is also being considered. The proposed minor subdivision would consist of three single family residential lots of the following sizes: Lot 1: 5.4 acres, Lot 2: 4.1 acres, and Lot 3: 4.6 acres. Access to the proposed subdivision will be via a new shared driveway off of Vessey Road which will provide access to all three lots.

The El Paso County Parks Master Plan identifies the proposed Palmer Divide Regional Trail running east and west along Vessey Road on the north side of the proposed minor subdivision. This proposed regional trail will connect county open spaces such as Black Forest Regional Park to the west and the Pineries Open Space and Homestead Ranch Regional Park to the east of the minor subdivision.

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-wide public trail easement along the north side of the minor subdivision, adjacent to the dedicated right-of-way for Vessey Road, that will allow for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail.

**Recommendation (Minor Subdivision and Rezone):**

*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 Ivilo Minor Subdivision and Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the dedicated right-of-way for Vessey Road that allows for the construction and maintenance by El Paso County of*



*the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.*

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

**October 12, 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.

<b>Name:</b>	Ivilo Minor Subdivision and Rezone	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS228	<b>Total Acreage:</b>	14.00
		<b>Total # of Dwelling Units:</b>	3
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.54
	SMH Consultants	<b>Regional Park Area:</b>	2
Pawel Posorski	Brett Louk	<b>Urban Park Area:</b>	2
6385 Vessey Road	411 S. Tejon Street, Suite I	<b>Existing Zoning Code:</b>	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RR-2.5

**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**

**Regional Park Area: 2**

0.0194 Acres x 3 Dwelling Units = 0.058  
**Total Regional Park Acres: 0.058**

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

**Urban Park Area: 2**

Neighborhood:	0.00375 Acres x 3 Dwelling Units =	0.00
Community:	0.00625 Acres x 3 Dwelling Units =	0.00
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380  
**Total Regional Park Fees: \$1,380**

**Urban Park Area: 2**

Neighborhood:	\$114 / Dwelling Unit x 3 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 3 Dwelling Units =	\$0
	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

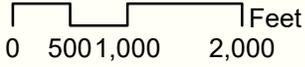
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Ivilo Minor Subdivision and Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the dedicated right-of-way for Vessey Road that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

**Park Advisory Board Recommendation:**

**PAB Endorsed 10-12-2022**

### Ivilo Minor Subdivision and Rezone

- SubjectProperty
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- Streets & Roads
- Parcels
- EPC\_BuildingFootprint
- Streams



Subject Property

