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PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 5, 2019

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

**Subject: Woodard Minor Subdivision (MS-19-007)**

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the Woodard Minor Subdivision development application, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board September 11, 2019.

Jerome W. Hannigan and Associates, Inc., on behalf of Janice Woodard, is requesting endorsement of a two lot minor subdivision to create two separate parcels on approximately 14 acres. The property is zoned RR-5, and is located on Vessey Road, between Holmes and Black Forest Roads.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Palmer Divide Primary Regional Trail alignment runs east-west along the northern property line, immediately south of Vessey Road. The proposed trail connects Black Forest Regional Park and the existing Palmer Divide Regional Trail – both located approximately 0.50 mile west of the project site – to other regional parks, such as Pineries Open Space and Homestead Ranch Regional Park.

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 Vessey Road that allows for construction and maintenance by El Paso County of the publically-accessible Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Furthermore, staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$912, as shown on the attached Subdivision Review Form.



**Recommended Motion:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Woodard Minor Subdivision include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the south side of Vessey Road that allows for construction and maintenance by El Paso County of the publically-accessible Palmer Divide Regional Trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$912.*














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

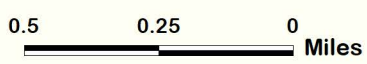
Sincerely,



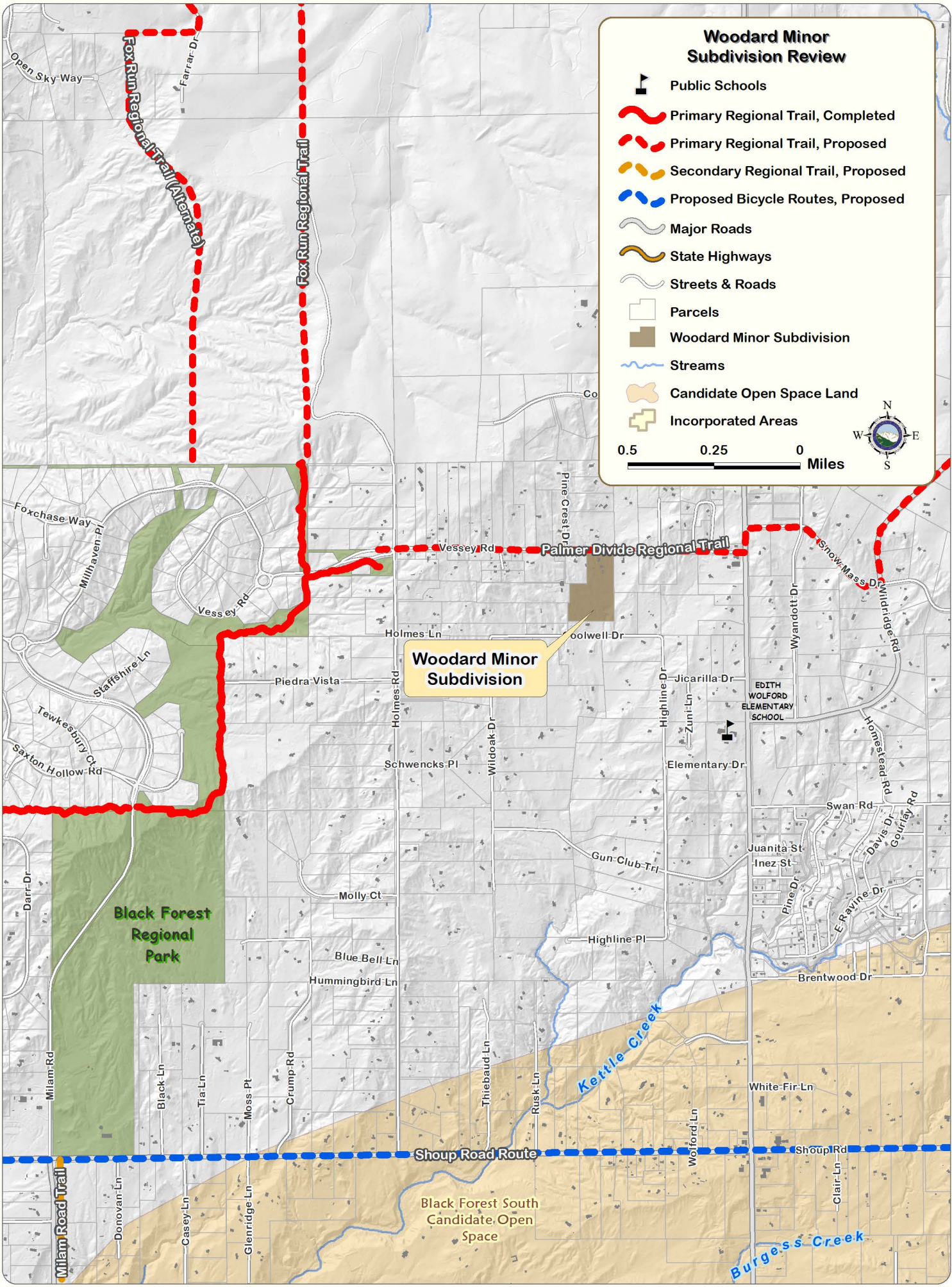
Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

# Woodard Minor Subdivision Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Parcels
-  Woodard Minor Subdivision
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



**Woodard Minor Subdivision**



**Development  
Application  
Permit  
Review**



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

**September 11, 2019**

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>	Woodard Minor Subdivision	<b>Application Type:</b>	Minor Subdivision
<b>PCD Reference #:</b>	MS-19-007	<b>Total Acreage:</b>	14.01
		<b>Total # of Dwelling Units:</b>	2
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.36
Janice Woodard	Jerome W. Hannigan and Associates, Inc.	<b>Regional Park Area:</b>	2
6385 Vessey Road	Jerome Hannigan	<b>Urban Park Area:</b>	2
Colorado Springs, CO 80908	19360 Spring Valley Road	<b>Existing Zoning Code:</b>	RR-5
	Monument, CO 80132	<b>Proposed Zoning Code:</b>	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**

**Regional Park Area: 2**

0.0194 Acres x 2 Dwelling Units = 0.039  
**Total Regional Park Acres: 0.039**

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

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 2 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$456 / Dwelling Unit x 2 Dwelling Units = \$912  
**Total Regional Park Fees: \$912**

**Urban Park Area: 2**

Neighborhood: \$113 / Dwelling Unit x 2 Dwelling Units = \$0  
 Community: \$175 / Dwelling Unit x 2 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

**Recommend to the Planning Commission and Board of County Commissioners that approval of the Woodard Minor Subdivision include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the south side of Vessey Road that allows for construction and maintenance by El Paso County of the publically-accessible Palmer Divide Regional Trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$912.**

**Park Advisory Board Recommendation:**