

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Viewpoint Estates Filing No.2 Preliminary Plan & Final Plat

**Agenda Date:** January 12, 2022

**Agenda Item Number:** #6A

**Presenter:** Greg Stachon, Landscape Architect

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request by MVE, Inc. on behalf of Viewpoint Estates LLC for preliminary plan and final plat approval of Viewpoint Estates Filing No.2. The subject property totals 24.3 acres and will include 7 residential lots of no more than 2.5 acres. The site is located on the north side of Highway 94, west of Ellicott, CO. The property is zoned RR-2.5.

The El Paso County Parks Master Plan (2013) does shows two proposed trails in the vicinity of this project. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. The proposed Highway 94 Secondary Regional Trail also runs east to west along Highway 94. The proposed Highway 94 Bicycle Route would not be affected by the project because it will be accommodated within the public right of way. The proposed Highway 94 Secondary Regional Trail would not be affected either because its alignment is on the south side of Highway 94. The property is not located within any candidate open space land.

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

#### **Recommended Motion (Preliminary Plan):**

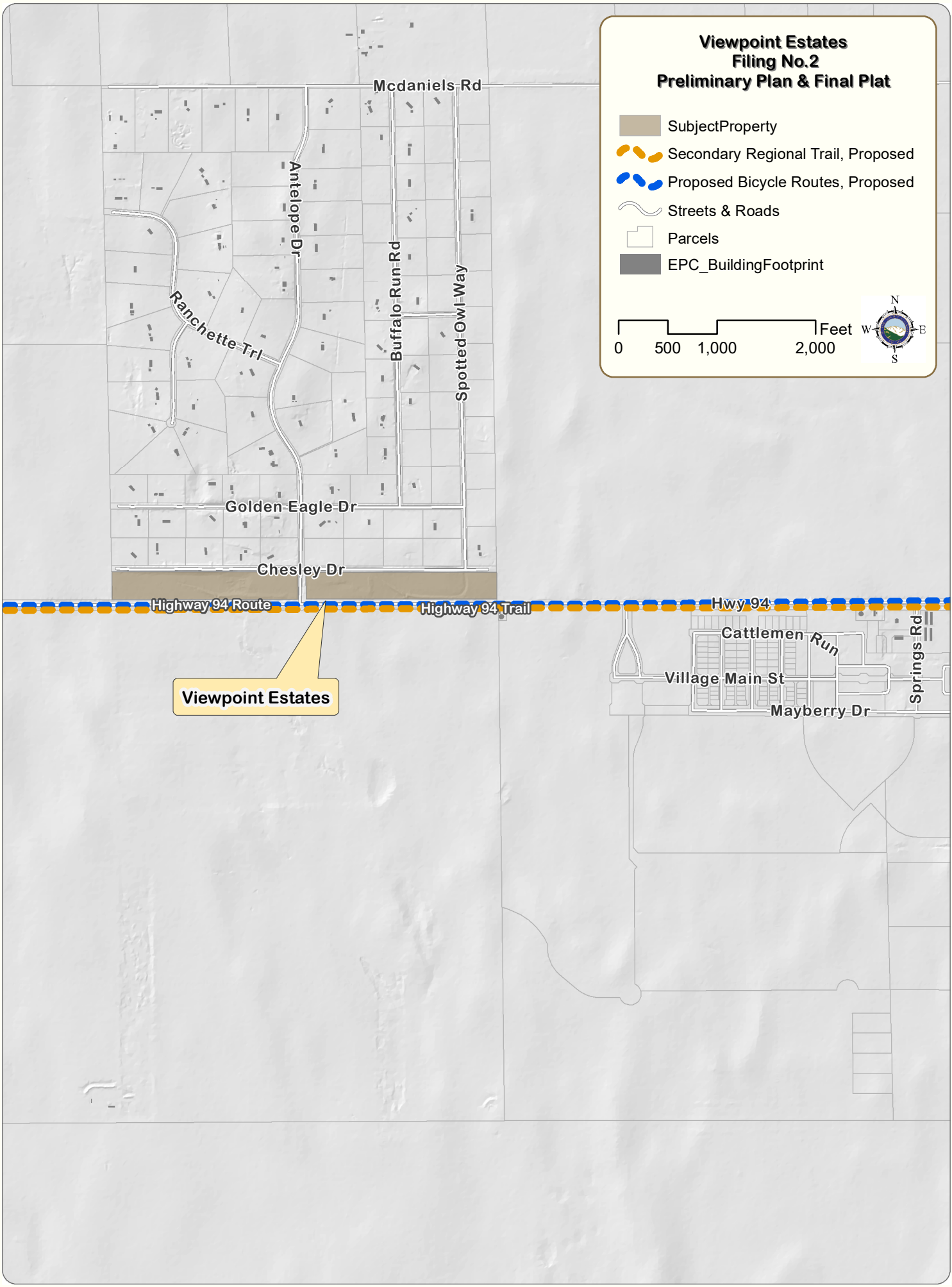
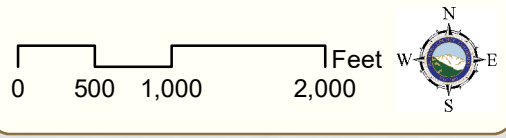
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Viewpoint Estates Filing No.2 Preliminary Plan: require fees in lieu of land dedication for regional park purposes on forthcoming final plat.

#### **Recommended Motion (Filing No. 1 Final Plat):**

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 Viewpoint Estates Filing No.2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,220.

**Viewpoint Estates  
Filing No.2  
Preliminary Plan & Final Plat**

-  SubjectProperty
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Streets & Roads
-  Parcels
-  EPC\_BuildingFootprint



**Viewpoint Estates**

**Development  
Application  
Permit  
Review**



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

**January 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>	Viewpoint Estates Filing No.2	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF2142	<b>Total Acreage:</b>	24.33
		<b>Total # of Dwelling Units:</b>	7
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.72
		<b>Regional Park Area:</b>	4
MVE, Inc.	Viewpoint Estates, LLC	<b>Urban Park Area:</b>	5
1903 Lelaray Street, Suite 200	PO Box 6797	<b>Existing Zoning Code:</b>	RR-2.5
Colorado Springs, CO 80909	Colorado Springs, CO 80934	<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: 4**

0.0194 Acres x 7 Dwelling Units = 0.136  
**Total Regional Park Acres: 0.136**

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

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 7 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$460 / Dwelling Unit x 7 Dwelling Units = \$3,220  
**Total Regional Park Fees: \$3,220**

**Urban Park Area: 5**

Neighborhood: \$114 / Dwelling Unit x 7 Dwelling Units = \$0  
 Community: \$176 / Dwelling Unit x 7 Dwelling Units = \$0  
**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 Viewpoint Estates Filing No.2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,220.

**Park Advisory Board Recommendation:**

**PAB Endorsed 01-12-2022**