

Parks & Community Services Department

Todd Marts, Executive Director

Parks & Community Services
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Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Bill Wysong, District 3
Cory Applegate, District 4
Cami Bremer, District 5

January 30, 2025

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

Subject: Table Rock Homesteads Final Plat – (SF-24-063)

Hello Ashlyn,

The Park Planning Division of the Parks and Community Services Department has reviewed the Table Rock Homesteads Final Plat development application and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on February 12, 2025:

This is a request by M.V.E., Inc., on behalf of Ted Jarosz, for the endorsement of Table Rock Homesteads Final Plat, which consists of 10 rural residential lots on 106.36 acres, with lot sizes ranging from 5 to 20+ acres. Zoned RR-5 for rural residential land use, the project site is located southwest of the intersection of County Line and Black Forest Roads at the current terminus of Gambler Place.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. Located in a rather remote section of northern El Paso County, the nearest park facilities – Fox Run Regional Park, Black Forest Regional Park, Pineries Open Space – are all located over 5.25 miles to the southwest, south, and southeast of the site, respectively. Table Rock Homesteads is not located within any Candidate Open Space Areas. The Table Rock Candidate Open Space Area is located approximately 0.75 miles to the east of the site.

The El Paso County Land Development Code does not apply the 10% open space requirement to those proposed subdivisions that are not zoned Planned Unit Development (PUD). The applicant is providing no-build drainage easements around local minor drainages, and the large acreage lots allow for minimal impacts to the surrounding environment.

As no park land dedications or trail easement requirements are not necessary for this Final Plat, staff recommends fees in lieu of land dedication for regional park purposes in the amount shown on the attached Development Application Review Form.

Recommended Motion: (Final Plat)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Table Rock Homesteads Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$5,050 to be paid at time of the recording of the Final Plat.

Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

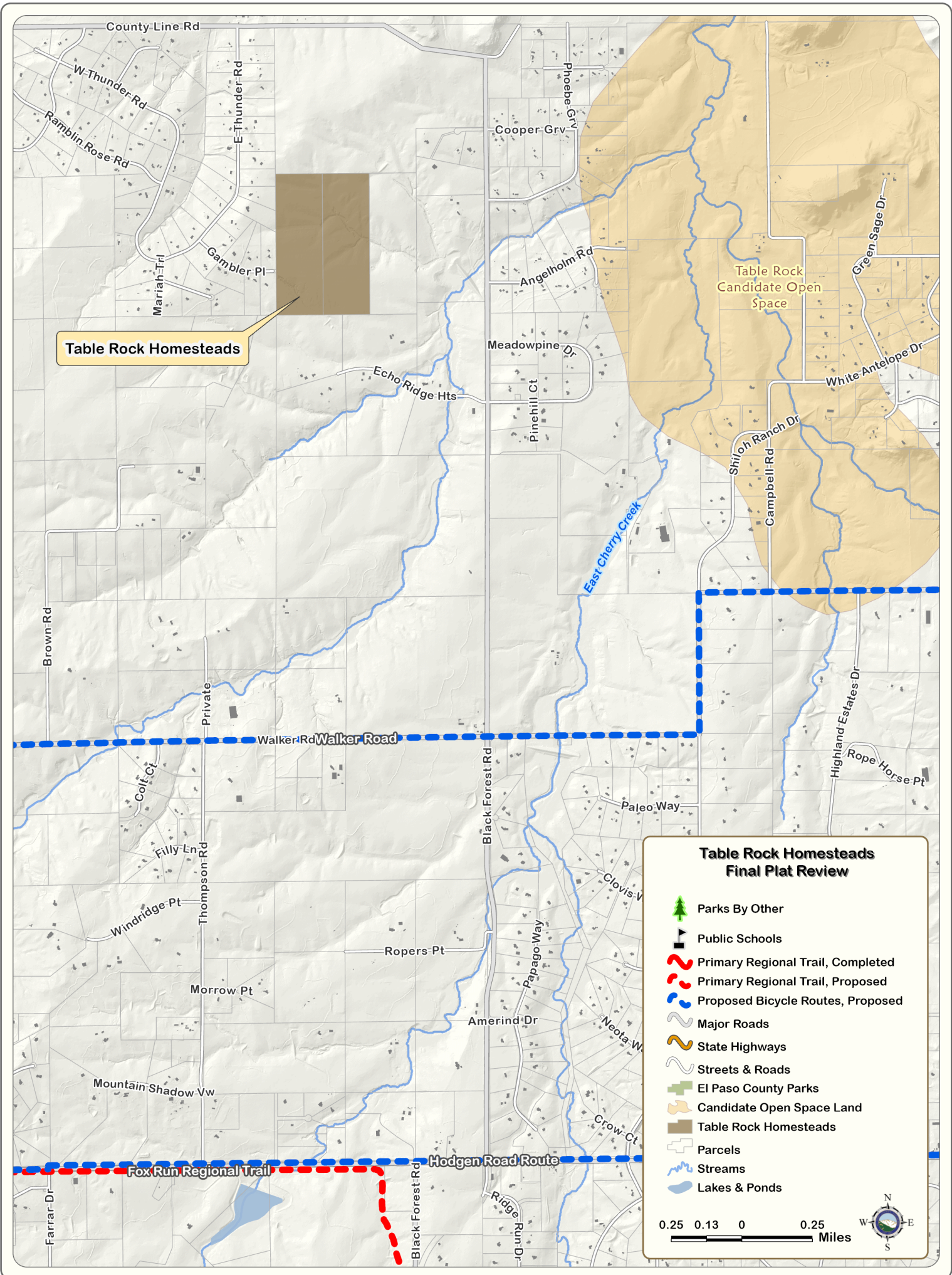

















Table Rock Homesteads

Table Rock Homesteads Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Table Rock Homesteads
-  Parcels
-  Streams
-  Lakes & Ponds

0.25 0.13 0 0.25 Miles



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

February 12, 2025

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:	Table Rock Homesteads Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-021	Total Acreage:	106.36
		Total # of Dwelling Units:	10
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.24
Ted Jarosz	M.V.E., Inc.	Regional Park Area:	2
8550 Kenosha Drive	David Gorman	Urban Park Area:	1
Colorado Springs, CO 80908	1903 Lelaray Street, Suite 200	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80909	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.

LAND REQUIREMENTS

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

Regional Park Area: 2

Urban Park Area: 1

0.0194 Acres x 10 Dwelling Units = 0.194

Neighborhood: 0.00375 Acres x 10 Dwelling Units = 0.00

Community: 0.00625 Acres x 10 Dwelling Units = 0.00

Total Regional Park Acres: 0.194

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1

\$505 / Dwelling Unit x 10 Dwelling Units = \$5,050

Neighborhood: \$119 / Dwelling Unit x 10 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 10 Dwelling Units = \$0

Total Regional Park Fees: \$5,050

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 condition when considering and/or approving Table Rock Homesteads Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$5,050 to be paid at time of the recording of the Final Plat.

Park Advisory Board Recommendation: