

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

July 20, 2022

Matthew Fitzsimmons
Project Manager
El Paso County Development Services Department

Subject: Guntzelman Porcelain Pines Preliminary Plan – (SP-225)

Matthew,

The Community Services Department has reviewed the Guntzelman Porcelain Pines Preliminary Plan and has the following final comments of behalf of El Paso County Parks.

This is a request from SMH Consultants on behalf of Kristian & Christa Guntzelman. The property owners seek to subdivide 35.2 acres into six residential lots of no less than 5 acres. The site is located on the south side of Highway, 24 in Cascade, CO just north of the entrance to the Pikes Peak Highway.

The El Paso County Parks Master Plan (2013) shows the proposed Ute Pass Regional Trail running east and west along Chipita Park Road about 300 feet to the north of the proposed development. The development would not impact the proposed trail as they do not intersect.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional park purposes in the amount of \$2,700.

Staff Recommended Motion (Preliminary Plan):

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Guntzelman Porcelain Pines Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$2,700.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



**Development
Application
Permit
Review**



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

July 20, 2021

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:	Guntzelman Porcelain Pines	Application Type:	Preliminary Plan
PCD Reference #:	SP-225	Total Acreage:	35.20
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	6
Kristian & Christa Guntzelman	SMH Consultants	Dwelling Units Per 2.5 Acres:	0.43
5381 Sugar Camp Road	411 Tejon Street, Suite 1	Regional Park Area:	3
Milford, OH 45150	Colorado Springs, CO 80903	Urban Park Area:	5
		Existing Zoning Code:	R-T
		Proposed Zoning Code:	R-T

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: 3

0.0194 Acres x 6 Dwelling Units = 0.116
Total Regional Park Acres: 0.116

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

Urban Park Area: 5

Neighborhood:	0.00375 Acres x 6 Dwelling Units =	0.00
Community:	0.00625 Acres x 6 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 3

\$460 / Dwelling Unit x 6 Dwelling Units = \$2,760
Total Regional Park Fees: \$2,760

Urban Park Area: 5

Neighborhood:	\$114 / Dwelling Unit x 6 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 6 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Guntzelman Porcelain Pines Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$2,700.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

Guntzelman Porcelain Pines Preliminary Plan Review

- Subject Property
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Pike National Forest
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- Streams

0 250 500 1,000 Feet

