



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 22, 2023

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Frazier/Donohoo Plat Amendment (VR2311)

Hello Ryan,

The the Parks and Community Services Department has reviewed the development application for the Frazier/Donohoo Plat Amendment Vacation and Replat, and is providing the following administrative comments on behalf of El Paso County Parks:

The Vacation and Replat consists of splitting one platted lot into two. The site is a 13.8 acre lot in the RR-5 zone. The lot is located at 8855 Walker Road which is approximately 10 miles north east of Colorado Springs. The proposed subdivision to be known as "High Forest Estates Subdivision Filing No. 1." Access to the lots will be from Walker Road, which is the existing gravel public road located along the west edge of the site.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed platting. The proposed Walker Road Bicycle Route borders the subject property on the west side. This trail would not impact the development as it will be accommodated within the public right of way in the future. As no park lands or trail easement dedications are necessary, El Paso County Parks staff recommends fees in lieu of land for regional and urban park purposes. The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Frazier Donohoo Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$920.

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

Sincerely,

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

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Environmental Services - Recreation / Cultural Services

May 22, 2023

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:	Frazier Donohoo Plat Amendment	Application Type:	Vacation and Replat
PCD Reference #:	VR2311	Total Acreage:	13.81
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.36
	MVE, Inc.	Regional Park Area:	2
Donohoo & Frazier	David Gorman, PE	Urban Park Area:	1
8855 Walker Road	1903 Lelaray Street, Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80908	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 2 Dwelling Units = 0.039
Total Regional Park Acres: 0.039

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

Urban Park Area: 1

\$460 / Dwelling Unit x 2 Dwelling Units = \$920
Total Regional Park Fees: \$920

Neighborhood:	\$114 / Dwelling Unit x 2 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 2 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 Frazier/Donohoo Vacation and Replat: require fees in lieu of land dedication for regional park purposes in the amount of \$920.

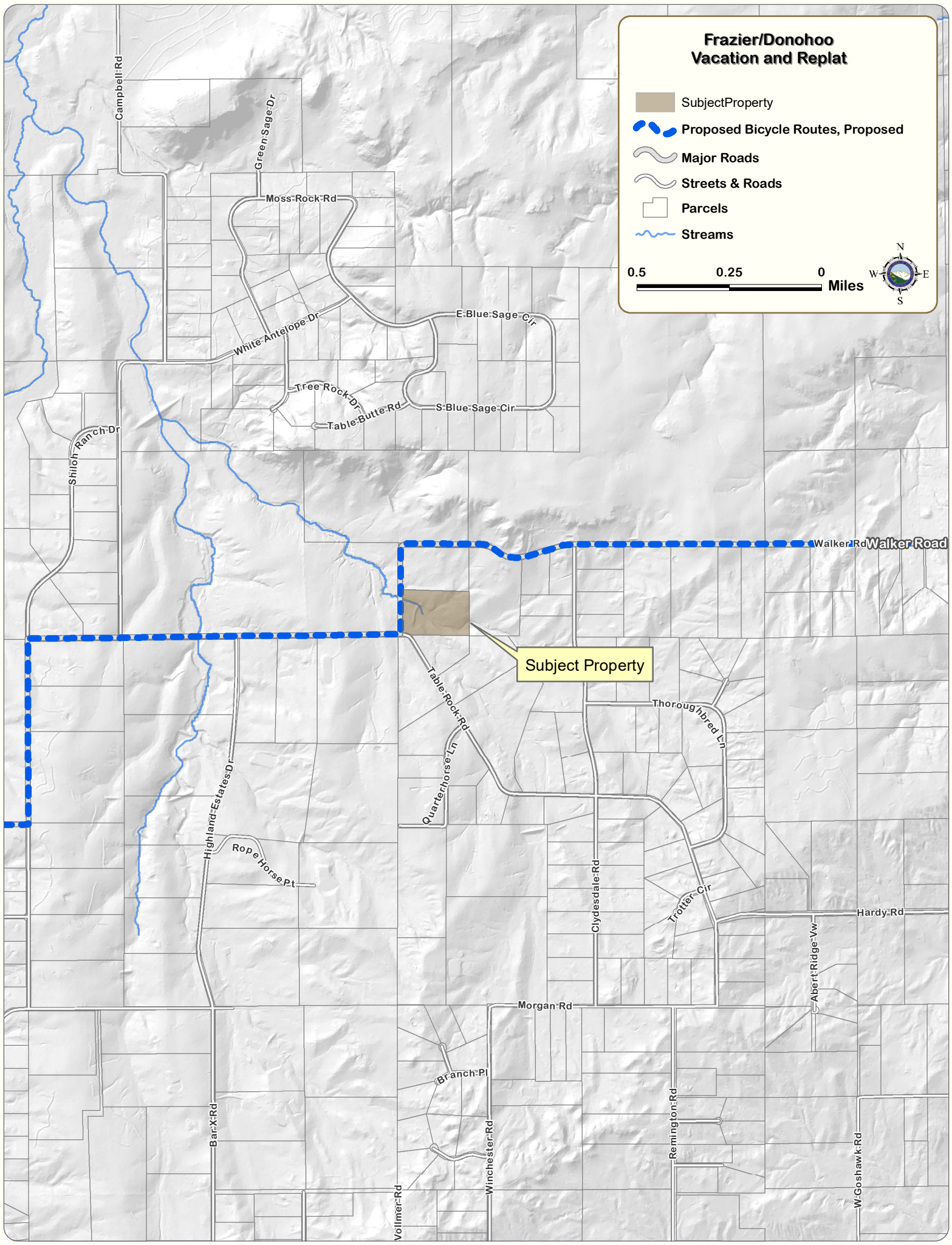
Park Advisory Board Recommendation:

No PAB Endorsement Necessary

Frazier/Donohoo Vacation and Replat

-  Subject Property
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
-  Streams

0.5 0.25 0 Miles



Subject Property