

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

October 18, 2022

Kari Parsons
Project Manager
El Paso County Development Services Department

Subject: Joyful View Subdivision (SF2231)

Kari,

The Community Services Department has reviewed the Joyful View Subdivision application and is providing the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on November 9th and its recommendation will be provided after the meeting.

This is a request by Vertex Consulting Services on behalf of OGC RE2 for final plat approval of a 70 acre parcel to be subdivided into nine residential lots. The parcel is located east of Peyton Highway and approximately 2 miles north of Highway 94. The property is zoned RR-5 and will have a minimum lot size of 5 acres.

The El Paso County Parks Master Plan shows the proposed Peyton Highway Bicycle Route running north and south along Peyton Road 500' to the west of the proposed subdivision. This route will be accommodated within the right-of-way and installed as part of future road improvements, so it will not impact the proposed subdivision.

Parks staff recommends fees in lieu of land dedication for regional park purposes. Park fees will be required upon recording of the final plat. Again, this application is scheduled for El Paso County Park Advisory Board consideration on November 9th and its recommendation will be provided after the meeting.

Recommended Motion:

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 Joyful View Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$4,100.

Sincerely,

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



**Development
Application
Permit
Review**



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

November 9, 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.

Name:	Joyful View Subdivision	Application Type:	Final Plat
PCD Reference #:	SF2231	Total Acreage:	70.18
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	9
OGC RE2, LLC	Vertex Consulting Services	Dwelling Units Per 2.5 Acres:	0.32
PO Box 1385	455 E Pikes Peak Avenue, Suite 101	Regional Park Area:	4
Colorado Springs, CO 80901	Colorado Springs, CO 80903	Urban Park Area:	5
		Existing Zoning Code:	RR-5
		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

Regional Park Area: 4

0.0194 Acres x 9 Dwelling Units = 0.175
Total Regional Park Acres: 0.175

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

Urban Park Area: 5

Neighborhood:	0.00375 Acres x 9 Dwelling Units =	0.00
Community:	0.00625 Acres x 9 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 9 Dwelling Units = \$4,140
Total Regional Park Fees: \$4,140

Urban Park Area: 5

Neighborhood:	\$114 / Dwelling Unit x 9 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 9 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 Joyful View Subdivision Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$4,100.

Park Advisory Board Recommendation:

Joyful View Subdivision Final Plat

-  Subject Property
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Streams

0 0.25 0.5 Miles

