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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 29, 2017

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

Subject: Arvidson Minor Subdivision (MS-17-006)

Dear Nina,

The Planning Division of the Community Services Department has reviewed the development application for Arvidson Minor Subdivision and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2017.

Arvidson Minor Subdivision is a two lot residential subdivision totaling 5.45 acres. The property is located north of the Town of Monument, just west of Interstate 25, at the intersection of Wakonda Way and Beacon Light Road. The project is located within the area of the Tri-Lakes Comprehensive Plan and Elephant Rock subarea.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The existing New Santa Fe Regional Trail is located approximately 0.75 mile southwest of the site, while the proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route begin approximately 1.65 miles south of the property. The subject property is not located within any Candidate Open Space, although the Ben Lomond Mountain Candidate Open Space is located approximately 0.65 mile west of the property.

As no park land dedication or trail easements are necessary, El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes.

***Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Arvidson Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$814.

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

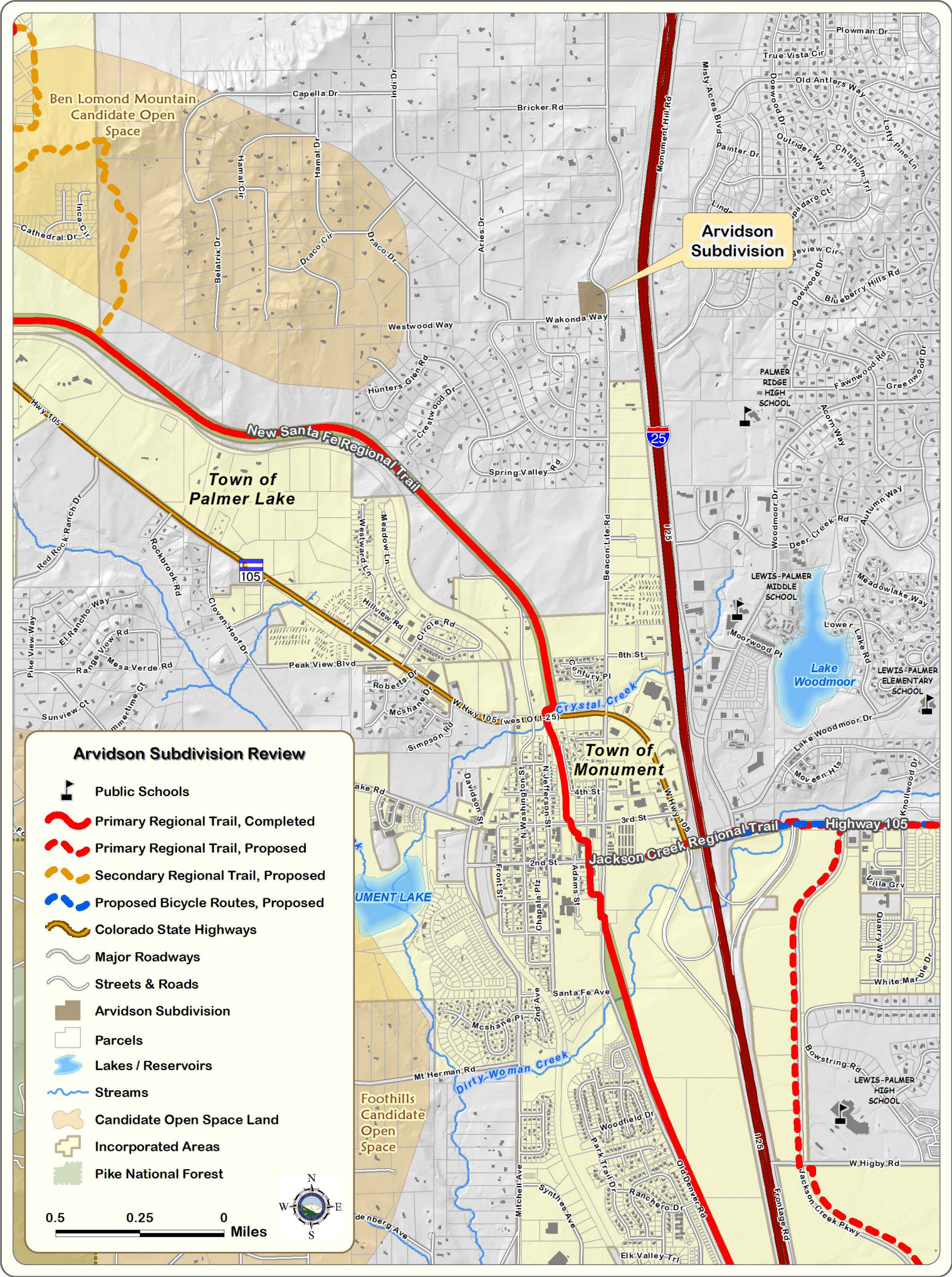
Sincerely,

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
















200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520-7276
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397



Arvidson Subdivision Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Arvidson Subdivision
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas
-  Pike National Forest



Arvidson Subdivision

Town of Palmer Lake

Town of Monument

PALMER RIDGE HIGH SCHOOL

LEWIS-PALMER MIDDLE SCHOOL

LEWIS-PALMER ELEMENTARY SCHOOL

LEWIS-PALMER HIGH SCHOOL

Ben Lomond Mountain Candidate Open Space

Foothills Candidate Open Space

New Santa Fe Regional Trail

Jackson Creek Regional Trail

Highway 105

Crystal Creek

Lake Woodmoor

MONUMENT LAKE

Dirty Woman Creek

Hwy 105

25

105

105 (west of I-25)

105

105

105

Cathedral Dr

Belatrix Dr

Hamal Cir

Capella Dr

Draco Cir

Draco Dr

Arres Dr

Bricker Rd

Westwood Way

Wakonda Way

Hunters Glen Rd

Crestwood Dr

Spring Valley Rd

Beacon Lite Rd

Woodmoor Dr

Deer Creek Rd

Autumn Way

Greenwood Dr

Hwy 105

Red Rock Ranch Dr

Rockbrook Rd

Cloven Hoof Dr

Peak View Blvd

Hillview Rd

Circle Rd

Century Pl

8th St

Moorwood Pt

Lower Lake Rd

Meadowlake Way

Pike View Way

El Rancho Way

Range View Rd

Mesa Verde Rd

Sunview Ct

Mchane Dr

Simpson Rd

Roberts Dr

McShane Dr

4th St

3rd St

2nd St

Front St

Sunview Ct

Mchane Dr

Roberts Dr

Simpson Rd

McShane Dr

Roberts Dr

Simpson Rd

McShane Dr

Roberts Dr

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Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

December 13, 2017

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

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|----------------------------|--------------------------------|---------------------------|-------------------|
| Name: | Arvidson Minor Subdivision | Application Type: | Minor Subdivision |
| DSD Reference #: | MS-17-006 | CSD / Parks ID#: | 0 |
| Applicant / Owner: | Owner's Representative: | Total Acreage: | 5.45 |
| Matthew and Jenna Arvidson | M.V.E., Inc. | Total # of Dwelling Units | 2 |
| 2310 Wakonda Way | Dave Gorman | Gross Density: | 0.37 |
| Monument, CO 80132 | 1903 Lelaray Street, Suite 200 | Park Region: | 1 |
| | Colorado Springs, CO 80908 | Urban Area: | 1 |

Existing Zoning Code: **RR-5** Proposed Zoning: **RR-2.5**

REGIONAL AND URBAN PARK REQUIREMENTS

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|--|--|
| Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit. | 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. |
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LAND REQUIREMENTS

Urban Density: (2.5 units or greater / 1 acre)

| | | |
|--|--|--|
| Regional Parks: 1 | | Urban Parks Area: 1 |
| 0.0194 Acres x 2 Dwelling Units = 0.038 acres | | Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres |
| | | Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres |
| | | Total: 0.00 acres |

FEE REQUIREMENTS

| | | |
|---|--|--|
| Regional Parks: 1 | | Urban Parks Area: 1 |
| \$407.00 / Unit x 2 Dwelling Units= \$814.00 | | Neighborhood: \$101.00 / Unit x 0 Dwelling Units = \$0.00 |
| | | Community: \$156.00 / Unit x 0 Dwelling Units = \$0.00 |
| | | Total: \$0.00 |

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: **Recommend to the Planning Commission and Board of County Commissioners that approval of the Arvidson Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$814.**

Park Advisory Board Recommendation: