

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Arvidson Minor Subdivision

Agenda Date: December 13, 2017

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

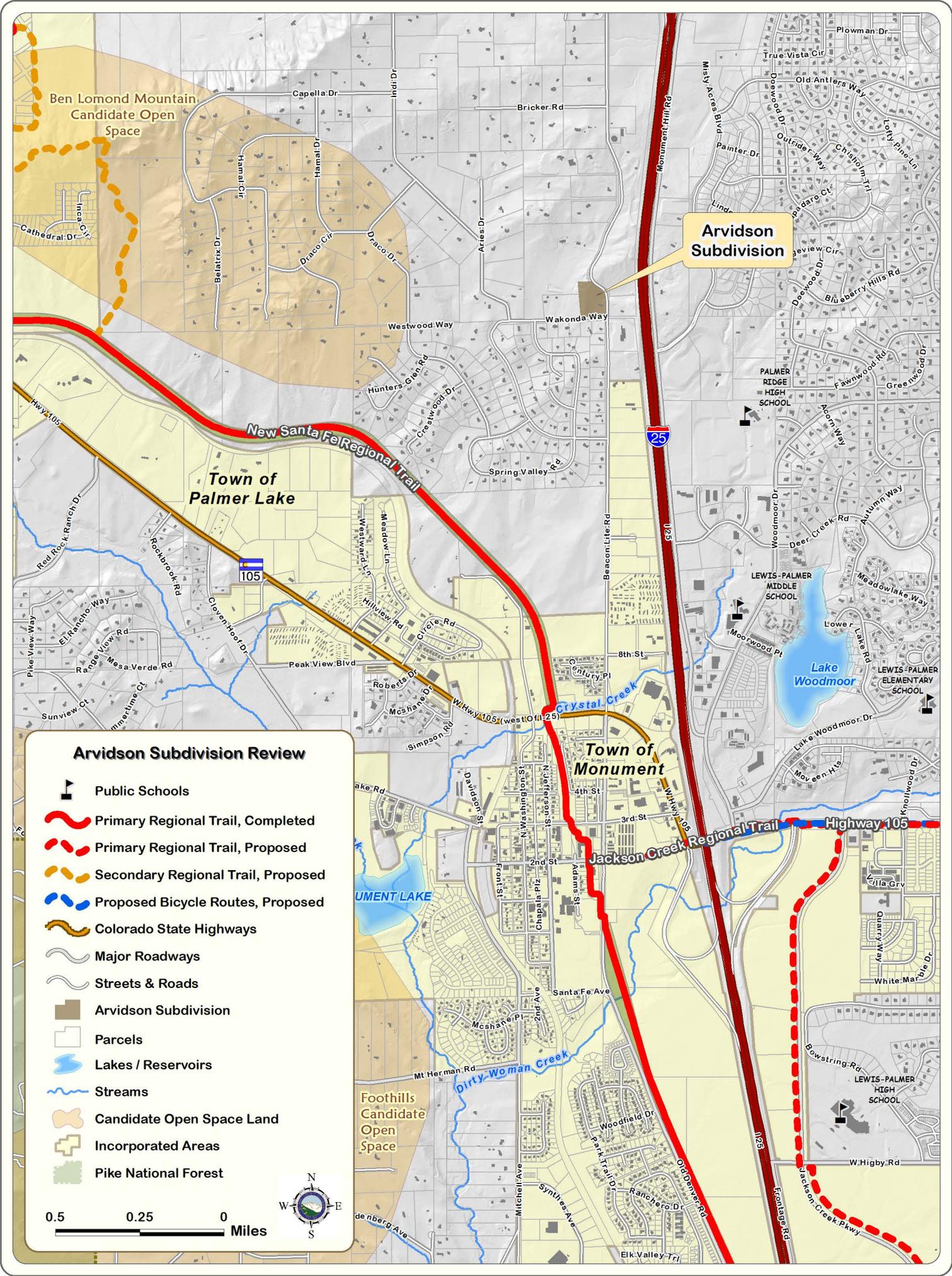
Request for approval by M.V.E., Inc. on behalf of Matthew and Jenna Arvidson for Arvidson Minor Subdivision, a two lot residential subdivision totaling 5.45 acres. The property is located north of the Town of Monument, just west of Interstate 25, at the intersection of Wakonda Way and Beacon Light Road. 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.



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



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.

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

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: **Endorsed 12/13/2017**