

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 3, 2020

Lindsay Darden
Project Manager
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

**Subject: Claremont Business Park No. 2 Amendment
(SP- Preliminary Plan)**

Hello Lindsay,

The Community Services Department has reviewed the development application for Claremont Business Park No. 2 Amendment and has the following preliminary comments on behalf of El Paso County Parks. These comments are being provided administratively as this application does not require consideration by the El Paso County Parks Advisory Board.

Request for approval by Hammers Construction to amend the previously approved preliminary plan to reduce the total lots from 16 to 11. This 13.72-acre site is zoned CS for commercial development and is located at the intersection of Meadow Parkway and Marksheffel Road.

The 2013 El Paso County Parks Master Plan shows no regional trail within the project boundary. However, a proposed bicycle route is identified along Marksheffel Road immediately east of the project boundary. This bicycle route will be accommodated within public right of way. The property is not located within any Candidate Open Space Land.

For this application there are no regional or urban park fees required, as the County has elected to not require park fees for commercial subdivisions.

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@elpasoco.com



Development Application Permit Review



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

February 3, 2020

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:	Claremont Business Park No. 2 Amendment	Application Type:	SP- Preliminary Plan
PCD Reference #:	SP197	Total Acreage:	13.72
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Hammers Construction	Hammers Construction	Regional Park Area:	2
Lisa Peterson	Robert Green	Urban Park Area:	2
1411 Woolsey Heights	1411 Woolsey Heights	Existing Zoning Code:	CS
Colorado Springs, CO 80915	Colorado Springs, CO 80915	Proposed Zoning Code:	CS CAD-O

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.
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LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 0 Dwelling Units = 0.000
Total Regional Park Acres: 0.000

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
 Community: 0.00625 Acres x 0 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 2

Neighborhood: \$113 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$175 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The 2013 El Paso County Parks Master Plan shows no regional trail within the project boundary. However, a proposed bicycle route is identified along Marksheffel Road immediately east of the project boundary. This bicycle route will be accommodated within public right of way. For this application there are no regional or urban park fees required, as the County has elected to not require park fees for commercial subdivisions.

Park Advisory Board Recommendation:

N/A

