



# EL PASO COUNTY

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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 1, 2021

Kari Parsons  
Planner  
El Paso County Planning & Community Development Department

**Subject: Urban Collection at Palmer Village (SF-2028)**

Kari,

This project was previously considered by the Park Advisory Board on Jan. 13, 2021 and was approved with the following recommendation:

*"The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Urban Collection at Palmer Village Final Plat include the following condition: (1) Staff recommends that the applicant develop publicly accessible recreational amenities and useable open space facilities (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$46,700 and urban park fees in the amount of \$29,500. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat".*

There does not appear to be any major differences between the plan submitted in January and now. These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,  
Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



# Development Application Permit Review



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

Jan 13, 2021

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.

<b>Name:</b>	Urban Collection at Palmer Village	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-2028	<b>Total Acreage:</b>	23.10
		<b>Total # of Dwelling Units:</b>	100
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	10.82
Feathergrass Investments LLC	N.E.S., Inc.	<b>Regional Park Area:</b>	2
Feathergrass Investments LLC	619 North Cascade Avenue	<b>Urban Park Area:</b>	3
4715 N Chestnut Street	Suite 200	<b>Existing Zoning Code:</b>	PUD, CS
Colorado Springs, CO 80907	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	PUD, CS

**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 100 Dwelling Units = 1.940  
**Total Regional Park Acres: 1.940**

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 3**

Neighborhood:	0.00375 Acres x 100 Dwelling Units =	0.38
Community:	0.00625 Acres x 100 Dwelling Units =	0.63
	<b>Total Urban Park Acres:</b>	<b>1.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$467 / Dwelling Unit x 100 Dwelling Units = \$46,700  
**Total Regional Park Fees: \$46,700**

**Urban Park Area: 3**

Neighborhood:	\$116 / Dwelling Unit x 100 Dwelling Units =	\$11,600
Community:	\$179 / Dwelling Unit x 100 Dwelling Units =	\$17,900
	<b>Total Urban Park Fees:</b>	<b>\$29,500</b>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Urban Collection at Palmer Village Final Plat include the following condition: (1) Staff recommends that the applicant develop publicly accessible recreational amenities and useable open space facilities (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$46,700 and urban park fees in the amount of \$29,500. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

**Park Advisory Board Recommendation:**








**PAB Endorsed 01-13-2021**

Urban Collection at Palmer Village

100 Single Family lots on 10.83 Acres

Tract M future comm. development on 12.26 Acres

### Urban Collection at Palmer Village Final Pat

-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  FeathergrassRichmondHomes
-  Parcels
-  Streams



0 250 500 1,000 Feet

