

# Development Application Review Form



## PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

January 7, 2025

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>	Dunlop 7378 Log Road	<b>Application Type:</b>	Rezone
<b>PCD Reference #:</b>	P2416	<b>Total Acreage:</b>	39.79
		<b>Total # of Dwelling Units:</b>	2
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.13
Bonnie Dunlop	Vertex Consulting	<b>Regional Park Area:</b>	4
7378 Log Road	5825 Delmonico Drive	<b>Urban Park Area:</b>	5
Peyton, CO 80831	Colorado Springs, CO 80919	<b>Existing Zoning Code:</b>	A-35
		<b>Proposed Zoning Code:</b>	RR-5

### REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
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LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		NO
<b>Regional Park Area: 4</b>	<b>Urban Park Area: 5</b>		
0.0194 Acres x 2 Dwelling Units = 0.039	Neighborhood: 0.00375 Acres x 2 Dwelling Units =	0.00	
<b>Total Regional Park Acres: 0.039</b>	Community: 0.00625 Acres x 2 Dwelling Units =	0.00	
	<b>Total Urban Park Acres: 0.00</b>		
FEE REQUIREMENTS	Urban Park Area: 5		
<b>Regional Park Area: 4</b>	<b>Urban Park Area: 5</b>		
\$505 / Dwelling Unit x 2 Dwelling Units = \$1,010	Neighborhood: \$119 / Dwelling Unit x 2 Dwelling Units =	\$0	
<b>Total Regional Park Fees: \$1,010</b>	Community: \$184 / Dwelling Unit x 2 Dwelling Units =	\$0	
	<b>Total Urban Park Fees: \$0</b>		

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** This application does not require consideration by the El Paso County Park Advisory Board. Administratively staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Dunlop 7378 Log Road Final Plat: (1) Require \$1,010 in Regional Park Fees at time of recording the final plat.

Park Advisory Board Recommendation: N/A