

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 19, 2021

John Green
Planner
El Paso County Planning & Community Development Department

Subject: Maltese Rolling Thunder Lot 11 (PPR-2124)

John,

The Park Operations Division of the Community Services Department has reviewed the Maltese Rolling Thunder Lot 11 Plot Plan Review and has the following comments of behalf of El Paso County Parks.

Rolling Thunder Final Plat Amendment consists of lot 11 of Rolling Thunder Business Park. The lot totals 2.0 acres. The lot is located on Maltese Point which is 1 block south of E. Woodmen Road on the west side of Falcon, an unincorporated community in El Paso County, CO.

This application proposes a new site development and (2) 10,800 S.F. commercial core and shell buildings on an 84,148 S.F lot. The building use will be office/warehouse.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Woodmen Road Bicycle Route is located approximately 300 feet north of the project location, within the right-of-way of Woodmen Road. Rock Island Trailhead is located 1.8 miles to the east of the project site.

No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. 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



Development
Application
Permit
Review



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

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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:	Maltese Rolling Thunder Lot 11	Application Type:	Plot Plan Review
PCD Reference #:	PPR-2124	Total Acreage:	2.00
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Ruckus Investments	Bucher Design Studio	Regional Park Area:	2
Jeff Wesson	Nick Sallecchia	Urban Park Area:	3
2041 Meadowbrook Pkwy.	12325 Oracle Blvd Ste. 111	Existing Zoning Code:	PUD
Colorado Springs, CO 80951	Colorado Springs, CO 80921	Proposed Zoning Code:	PUD

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		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 0 Dwelling Units = 0.000		Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00
Total Regional Park Acres: 0.000		Community:	0.00625 Acres x 0 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:		\$114 / Dwelling Unit x 0 Dwelling Units = \$0
\$460 / Dwelling Unit x 0 Dwelling Units = \$0		Community:		\$176 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	No regional park fees are required for this application, as the Board of County Commisoners has elected to not require park fees for commercial subdivisions.
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Park Advisory Board Recommendation: PAB Endorsed 01/01/2021

**Rolling Thunder Lot 11
Plot Plan Review**

-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Parcel
-  Parcels

0 100 200 400 Feet



Falcon Meadow Blvd

Woodmen Frontage Rd

Woodmen Road Route

E Woodmen Rd

**Rolling Thunder
Business Park
Lot 11**

Maltese Pt

Firehouse Vw

Rolling Thunder Way

Golden Sage Rd

Antelope Meadows Cir