



EL PASO COUNTY

COLORADO

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PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 16, 2020

Gabe Sevigny
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Dwire Minor Subdivision (MS-202)

Hello Gabe,

The Community Services Department has reviewed the development application for the Dwire Minor Subdivision, and is providing the following final administrative comments on behalf of El Paso County Parks:

The Dwire Minor Subdivision consists of 4 industrial lots totaling approximately 19.36 acres. The property is located east of the intersection of North Carefree and Marksheffel Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Marksheffel Road Bicycle Route is located approximately 900 feet west of the project location, within the right-of-way of Marksheffel Road. This proposed bicycle route will be constructed and maintained within the dedicated public right-of-way, so no trail easement request is necessary.

Although there are no county parks, trails, or open spaces impacted by the proposed subdivision, the proposed Marksheffel Road to Falcon tier one City of Colorado Springs trail is adjacent to the subdivision's northern boundary. This trail will be located in the former Rock Island Rail right of way and will eventually connect to El Paso County's Rock Island Regional Trail that currently exists between Falcon and Peyton, CO. Staff recommends the applicant contact the City of Colorado Springs to ensure there are no impacts to the City's proposed Marksheffel Road to Falcon tier one trail.

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

Dwire Minor Subdivision

-  Incorporated Areas
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Dwire Parcel
-  EPC BuildingFootprint
-  Colorado Springs Parks
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Colorado Springs Trail, Proposed



Dwire Minor Sub

Marksheffel Rd to Falcon Reach

COLORADO SPRINGS

East Fork Sand Creek

Falcon / Garrett Road
Candidate Open
Space



Development Application Permit Review



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

April 8, 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: | Dwire Storage Yard Fil. No. 1 | Application Type: | Final Plat |
| PCD Reference #: | MS-202 | Total Acreage: | 19.36 |
| | | Total # of Dwelling Units: | 0 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 0.00 |
| Dwire Excavating | Georgianne Willard | Regional Park Area: | 2 |
| DL Holdings LLC | M&S Civil Consultants, Inc. | Urban Park Area: | 3 |
| 6547 N. Academy Blvd. #523 | 102 E. Pikes Peak Ave. Ste. 500 | Existing Zoning Code: | I-3 |
| Colorado Springs, CO 80918 | Colorado Springs, CO 80903 | Proposed Zoning Code: | I-3 |

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.

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: 3

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

\$467 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

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

Park Advisory Board Recommendation: