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## COMMUNITY SERVICES DEPARTMENT

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

April 14, 2020

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

**Subject: Rolling Thunder Final Plat (SF-209)**

Hello Lindsay,

The Community Services Department has reviewed the development application for the Rolling Thunder Final Plat Amendment, and is providing the following final administrative comments on behalf of El Paso County Parks:

Rolling Thunder Final Plat Amendment consists of lots 2 and 3 of Rolling Thunder Business Park. The lots total 1.01 acres. The lots are 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.

The site is currently vacant. It was platted 9-30-08. A 7,500 S.F. core & shell building is being proposed on the property for retail, general office, or medical office use. The applicant is requesting a vacation of an interior lot line for this property. The site will be used for a proposed core & shell building.

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](mailto:GregStachon@elpasoco.com)

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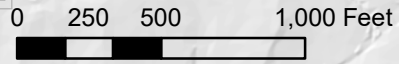
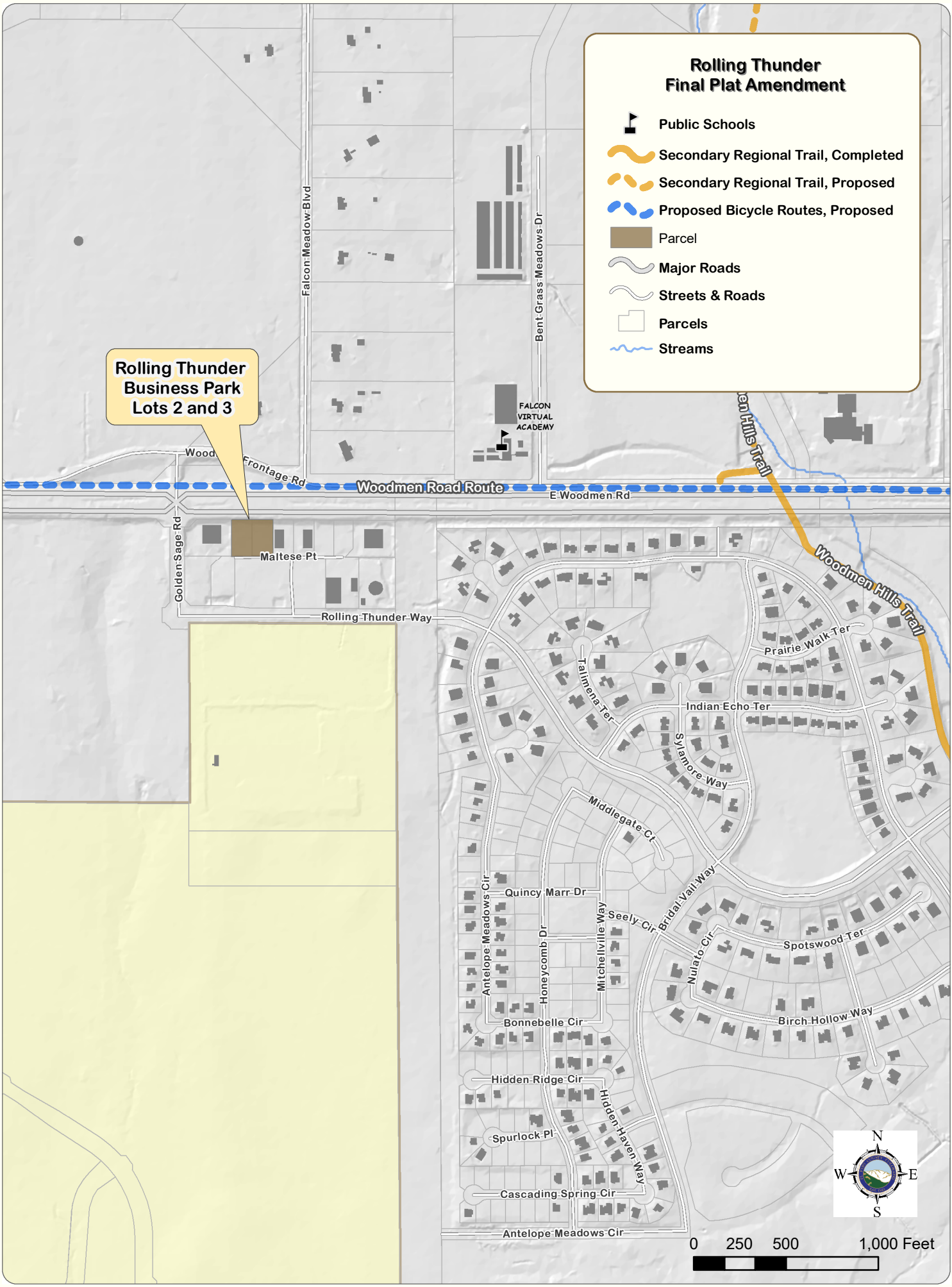


COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397

# Rolling Thunder Final Plat Amendment

-  Public Schools
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Parcel
-  Major Roads
-  Streets & Roads
-  Parcels
-  Streams

**Rolling Thunder  
Business Park  
Lots 2 and 3**



# Development Application Permit Review



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

April 14, 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.

<b>Name:</b>	Rolling Thunder Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-209	<b>Total Acreage:</b>	1.02
		<b>Total # of Dwelling Units:</b>	0
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.00
Jesse & Sherrie Tix	Eric Watts	<b>Regional Park Area:</b>	2
	Bucher Design Studio	<b>Urban Park Area:</b>	3
12027 Norma Kate Lane	614 Elkton Drive	<b>Existing Zoning Code:</b>	PUD
Peyton, CO 80831	Colorado Springs, CO 80907	<b>Proposed Zoning Code:</b>	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.

**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 0 Dwelling Units = 0.000

**Total Regional Park Acres: 0.000**

Urban Density ( $\geq 1$  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 Commisioners has elected to not require park fees for commercial subdivisions.

**Park Advisory Board Recommendation:** **NO PAB ENDORSEMENT NECESSARY**