

Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

December 16, 2024

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:	Berkheimer	Application Type:	Final Plat
PCD Reference #:	SF-24-033	Total Acreage:	13.40
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	2
John Matthew Berkheimer	M.V.E. Inc.	Dwelling Units Per 2.5 Acres:	0.37
14060 Black Forest Rd	Dave Gorman	Regional Park Area:	2
Colorado Springs, CO 80908	1903 L:elaray St., Ste 200	Urban Park Area:	2
	Colorado Springs, CO 80909	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-5

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 2 Dwelling Units = 0.039
Total Regional Park Acres: 0.039

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00
 Community: 0.00625 Acres x 2 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 2 Dwelling Units = \$1,010
Total Regional Park Fees: \$1,010

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 2 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 2 Dwelling Units = \$0
Total Urban Park Fees: \$0

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 Berkheimer Final Plat: (1) Require \$1,010 in Regional Park Fees at time of recording the final plat.

Park Advisory Board Recommendation: N/A