

Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Park 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.

Name:	Commons at Falcon Field	Application Type:	Final Plat
PCD Reference #:	SF2436	Total Acreage:	57.67
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Falcon Field, LLC	Drexel Barrell & Co	Regional Park Area:	4
3230 Electra Drive	101 Sahwatch St., Suite 100	Urban Park Area:	3
Colorado Springs, CO 80906	Colorado Springs, CO 80903	Existing Zoning Code:	CR
		Proposed Zoning Code:	CR

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	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):
Regional Park Area: 4	NO
0.0194 Acres x 0 Dwelling Units = 0.000	Urban Park Area: 3
Total Regional Park Acres: 0.000	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	Urban Park Area: 3
Regional Park Area: 4	Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0
\$505 / Dwelling Unit x 0 Dwelling Units = \$0	Community: \$184 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0	Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: This application does not require consideration by the Park Advisory Board. This application does not have any impact on the El Paso County Parks Master Plan. Additionally, no park fees are required for commercial applications at this time.

Park Advisory Board Recommendation: N/A