

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

July 11, 2019

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:	Walden Preserve 2 Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-1834	Total Acreage:	45.27
		Total # of Dwelling Units:	23
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.27
Walden Holdings I, LLC	LRA	Regional Park Area:	2
Matt Dunston	David Jones	Urban Park Area:	1
17145 Colonial Park Drive	9736 Mountain Road	Existing Zoning Code:	PUD
Monument, CO 80132	Cascade, CO 80809	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.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 23 Dwelling Units = 0.446
Total Regional Park Acres: 0.446

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 23 Dwelling Units = 0.09
 Community: 0.00625 Acres x 23 Dwelling Units = 0.14
Total Urban Park Acres: 0.23

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 23 Dwelling Units = \$10,488
Total Regional Park Fees: \$10,488

Urban Park Area: 1

Neighborhood: \$113 / Dwelling Unit x 23 Dwelling Units = \$2,599
 Community: \$175 / Dwelling Unit x 23 Dwelling Units = \$4,025
Total Urban Park Fees: \$6,624

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Walden Preserve 2 Filing No. 4 Final Plat include the following conditions: (1) Show the 25 foot public trail easement for the Cherry Creek Regional Trail within Tract A and Tract B; (2) Required regional and urban park fees are credited per a Park Lands Agreement.

Park Advisory Board Recommendation:

PAB Endorsed 7/10/2019