

Development Application Permit Review



PARKS & COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

April 2, 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:	Mary Jane Ranch Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS242	Total Acreage:	40.00
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.25
Bob Williams	Kimley-Horn	Regional Park Area:	4
4075 Golf Club Drive	2 N. Nevada Ave	Urban Park Area:	5
	Ste. 900	Existing Zoning Code:	A-35
Colorado Springs, CO 80922	Colorado Springs, CO 80903	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

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

Regional Park Area: 4

Urban Park Area: 5

0.0194 Acres x 4 Dwelling Units = 0.078

Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.00

Community: 0.00625 Acres x 4 Dwelling Units = 0.00

Total Regional Park Acres: 0.078

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

Urban Park Area: 5

\$460 / Dwelling Unit x 4 Dwelling Units = \$1,840

Neighborhood: \$114 / Dwelling Unit x 4 Dwelling Units = \$0

Community: \$176 / Dwelling Unit x 4 Dwelling Units = \$0

Total Regional Park Fees: \$1,840

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Planning Division has the following administrative comments on behalf of El Paso County Parks: No park land or trail easement dedications will be required for this rezone application. Regional park fees in the amount of \$1,840 will be required at the time of recording the final plat. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

Park Advisory Board Recommendation:

N/A

