

# 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.

|                            |                                |                                      |        |
|----------------------------|--------------------------------|--------------------------------------|--------|
| <b>Name:</b>               | Mary Jane Ranch Rezone         | <b>Application Type:</b>             | Rezone |
| <b>PCD Reference #:</b>    | P243                           | <b>Total Acreage:</b>                | 40.00  |
|                            |                                | <b>Total # of Dwelling Units:</b>    | 4      |
| <b>Applicant / Owner:</b>  | <b>Owner's Representative:</b> | <b>Dwelling Units Per 2.5 Acres:</b> | 0.25   |
| Bob Williams               | Kimley-Horn                    | <b>Regional Park Area:</b>           | 4      |
| 4075 Golf Club Drive       | 2 N. Nevada Ave                | <b>Urban Park Area:</b>              | 5      |
|                            | Ste. 900                       | <b>Existing Zoning Code:</b>         | A-35   |
| Colorado Springs, CO 80922 | Colorado Springs, CO 80903     | <b>Proposed Zoning Code:</b>         | 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 will be calculated upon reviews of forthcoming preliminary plan and final plat applications. These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration.

Park Advisory Board Recommendation:

N/A

