

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 20, 2020

Lindsay Darden
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Rolling Thunder Final Plat (PUD-203)

Hello Lindsay,

The Community Services Department has reviewed the development application for the Rolling Thunder Final Plat Amendment, and is providing the following final administrative comments on behalf of El Paso County Parks:

Rolling Thunder Final Plat Amendment relates to Lot 1 of Rolling Thunder Business Park. The lot totals 1.11 acres. It is located on Maltese Point which is 1 block south of E. Woodmen Road on the west side of Falcon, an unincorporated community in El Paso County, CO.

The applicant is requesting a PUD Amendment to add a tap room, bar, and fitness studio to the approved uses for the property at 10610 Maltese Point.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Woodmen Road Bicycle Route is located approximately 300 feet north of the project location, within the right-of-way of Woodmen Road. Rock Island Trailhead is located 1.8 miles to the east of the project site.

No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,
Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



Rolling Thunder PUD Amendment

-  Proposed Bicycle Routes, Proposed
-  Parcel
-  Major Roads
-  Streets & Roads
-  Parcels
-  Incorporated Areas



0 50 100 200 Feet



Woodmen Frontage Rd

Woodmen Road Route

**Rolling Thunder
Business Park
Lot 1**

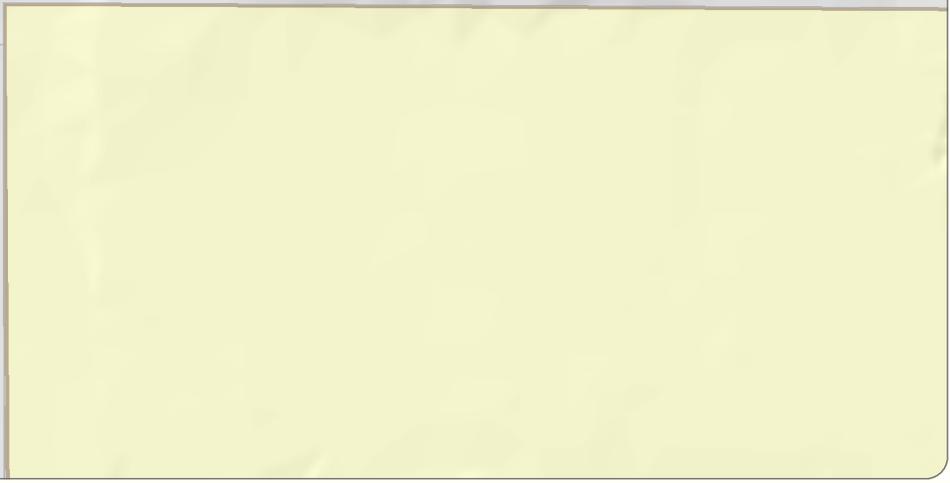
E Woodmen Rd

Golden Sage Rd

Maltese Pt

Firehouse Vw

Rolling Thunder Way



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

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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:	Rolling Thunder Business Park	Application Type:	PUD Amendment
PCD Reference #:	PUD-203	Total Acreage:	1.11
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Tenenit Investments LLC	Eliot Smith	Regional Park Area:	2
Donovan Roustis	Hammers Construction	Urban Park Area:	3
9019 Royal Melbourne Cir.	1411 Woolsey Heights	Existing Zoning Code:	PUD
Peyton, CO 80831	Colorado Springs, CO 80915	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.
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LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 0 Dwelling Units = 0.000
Total Regional Park Acres: 0.000

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

Urban Park Area: 3

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

Regional Park Area: 2

\$467 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: No regional park fees are required for this application, as the Board of County Commisioners has elected to not require park fees for commercial subdivisions.

Park Advisory Board Recommendation: No PAB Endorsement Necessary