

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

August 19, 2022

Matthew Fitzsimmons  
Project Manager  
El Paso County Development Services Department

**Subject: Space Village Rd Minor Subdivision (MS227)**

Matthew,

The Community Services Department has reviewed the Space Village Road Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Hampton Partners. The applicant is requesting approval for Space Village Rd Minor Subdivision. The property is located at 0 Space Village Avenue. The subject property is 22.8 acres and is zoned I-3 CAD-O, Heavy Industrial with Commercial Airport Overlay District.

There are no proposed changes to zoning or use as the two lots will remain as outdoor storage with no buildings or structures planned. The site is an undeveloped lot consisting of outdoor storage use. Landscaping for screening will be provided when improvements are proposed and specified as part of. It is anticipated that screening will be required along Space Village and western boundary in conformance with the El Paso County land development code.

The El Paso County Parks Master Plan identifies the proposed Highway 94 Primary Regional Trail running east and west along Highway 94. This proposed trail would not impact the minor subdivision because it terminates ½ mile to the north east. The Parks Master Plan does not show any other regional trail connections in the immediate vicinity of this project.

No regional park fees are recommended, 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.

**Recommended Motion:**

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Space Village Minor Subdivision: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.



Sincerely,  
Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

**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.

|                           |                                     |                                      |            |
|---------------------------|-------------------------------------|--------------------------------------|------------|
| <b>Name:</b>              | Space Village Rd. Minor Subdivision | <b>Application Type:</b>             | Final Plat |
| <b>PCD Reference #:</b>   | MS227                               | <b>Total Acreage:</b>                | 22.80      |
|                           |                                     | <b>Total # of Dwelling Units:</b>    | 0          |
| <b>Applicant / Owner:</b> | <b>Owner's Representative:</b>      | <b>Dwelling Units Per 2.5 Acres:</b> | 0.00       |
| Hampton Partners          | Sterling Design Associates          | <b>Regional Park Area:</b>           | 4          |
| Tucker Robinson           | Jon Spencer                         | <b>Urban Park Area:</b>              | 5          |
| 201 Filmore St.           | 2009 Littleton Blvd. #300           | <b>Existing Zoning Code:</b>         | I-3 CAD-O  |
| Denver, CO 80206          | Littleton, CO 80120                 | <b>Proposed Zoning Code:</b>         | I-3 CAD-O  |

**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: 4**

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

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 5**

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: 4**

\$460 / Dwelling Unit x 0 Dwelling Units = \$0  
**Total Regional Park Fees: \$0**

**Urban Park Area: 5**

Neighborhood: \$114 / Dwelling Unit x 0 Dwelling Units = \$0  
 Community: \$176 / Dwelling Unit x 0 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Space Village Minor Subdivision: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.

**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**

### Space Village Minor Subdivision

- Subject Property
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Parks
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- Military Installation
- Streams

0 500 1,000 2,000 Feet



Space Village  
Minor Subdivision

STATE HIGHWAY 94  
Highway 94 Regional Trail Highway 94 Route

Peterson Space Force Base

