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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 3, 2021

Ryan Howser  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Cathedral Rock Commons Rezone (P-211)**

Ryan,

The Park Operations Division of the Community Services Department has reviewed the Cathedral Rock Rezone development applications and has the following final comments of behalf of El Paso County Parks:

This is a request for approval by YOW Architects on behalf of Beverly Miller GST Trust for The Cathedral Rock Commons Rezone. The applicant is requesting a rezone of this property from R4 to RM30. This rezone would allow for multi-family housing on the vacant 6.57 acre lot. The project consists of 5 multi-family buildings and a daycare facility. Each multi-family building will have 24 units for a total of 120 dwelling units.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located east of Struthers Drive and south of Spanish Bit Drive. The property is just east of Interstate 25 and is 0.8 miles south of Baptist Road. The proposed Jackson Creek Regional Trail is west of the subject property on the west side of Struthers Road so it does not border the property nor would the proposed trail alignment be impacted by this project.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedications for the proposed 120-dwelling units to be assessed on the forthcoming final plat(s). The daycare center is a commercial lot and will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial development.



**Staff Recommendation (Rezone):**

*Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Cathedral Rock Commons Rezone: 1) Fees in lieu of land dedication for regional park purposes in the amount of \$55,200 and urban park fees in the amount of \$34,800 will be required upon recording of the forthcoming final plat(s).*

Please feel free to contact me should you have any questions or concerns.

Sincerely,

Greg Stachon  
Landscape Architect  
Park Operations Division  
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

**May 3, 2021**

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>	Cathedral Rock Commons	<b>Application Type:</b>	Rezone
<b>PCD Reference #:</b>	P-211	<b>Total Acreage:</b>	21.88
		<b>Total # of Dwelling Units:</b>	120
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	13.71
Beverly Miller	Marvin Boyd	<b>Regional Park Area:</b>	2
PO Box 567	YOW Architects	<b>Urban Park Area:</b>	2
Palmer Lake, CO 80133	115 S. Weber St. Suite 200	<b>Existing Zoning Code:</b>	R-4
	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RM-30

**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 120 Dwelling Units = 2.328  
**Total Regional Park Acres: 2.328**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 2**

Neighborhood:	0.00375 Acres x 120 Dwelling Units =	0.45
Community:	0.00625 Acres x 120 Dwelling Units =	0.75
	<b>Total Urban Park Acres:</b>	<b>1.20</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 120 Dwelling Units = \$55,200  
**Total Regional Park Fees: \$55,200**

**Urban Park Area: 2**

Neighborhood:	\$114 / Dwelling Unit x 120 Dwelling Units =	\$13,680
Community:	\$176 / Dwelling Unit x 120 Dwelling Units =	\$21,120
	<b>Total Urban Park Fees:</b>	<b>\$34,800</b>

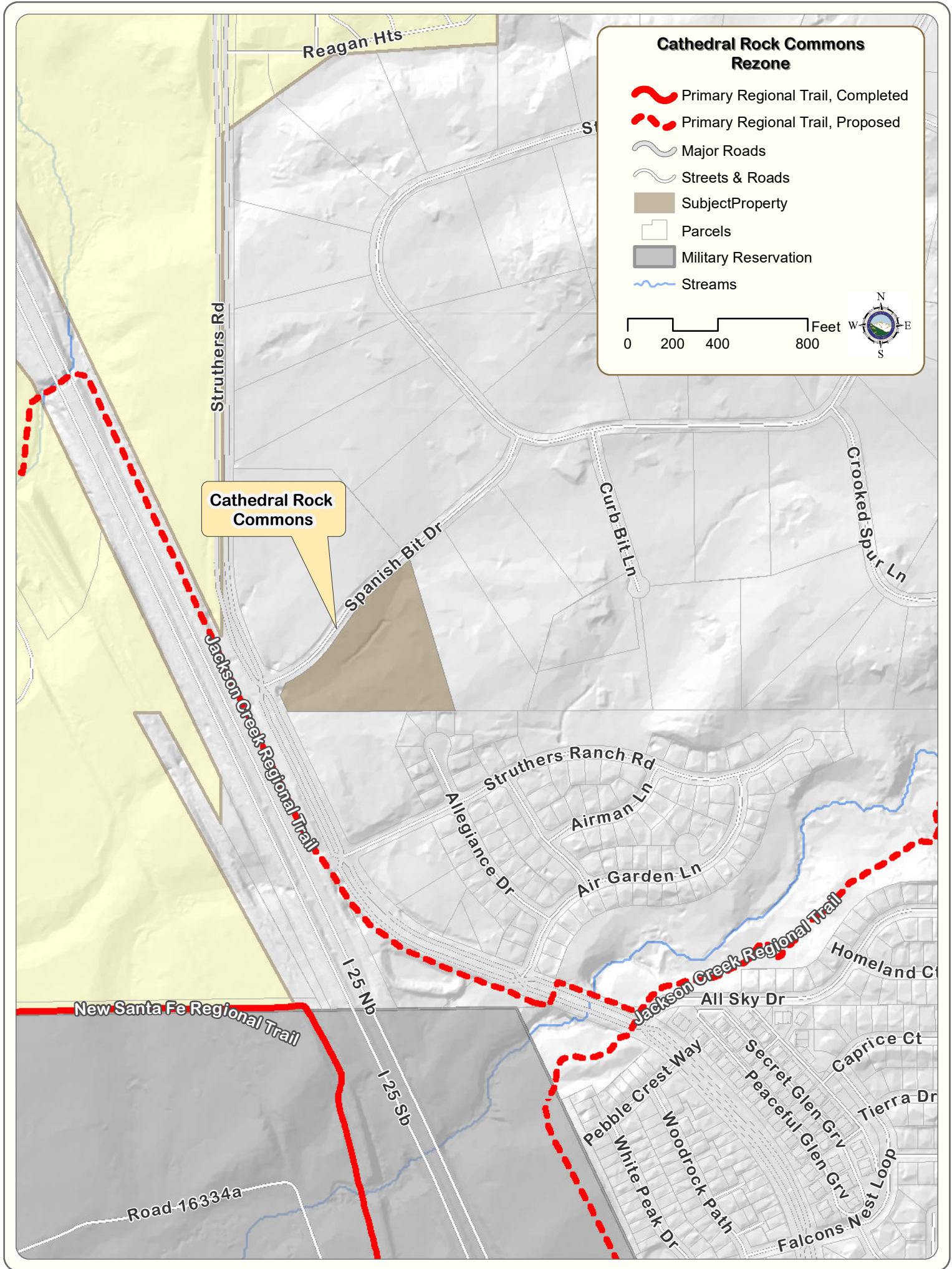
**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Cathedral Rock Commons Rezone: 1) Fees in lieu of land dedication for regional park purposes in the amount of \$55,200 and urban park fees in the amount of \$34,800 will be required upon recording of the forthcoming final plat(s).

**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**



### Cathedral Rock Commons Rezone

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Major Roads
- Streets & Roads
- Subject Property
- Parcels
- Military Reservation
- Streams

0 200 400 800 Feet



Cathedral Rock Commons

New Santa Fe Regional Trail

Jackson Creek Regional Trail

Reagan Hts

Struthers Rd

Spanish Bit Dr

Curb Bit Ln

Crooked Spur Ln

Struthers Ranch Rd

Allegiance Dr

Airman Ln

Air Garden Ln

I-25 Nb

I-25 Sb

Road 16334a

All Sky Dr

Pebble Crest Way

White Peak Dr

Woodrock Path

Secret Glen Grv

Peaceful Glen Grv

Caprice Ct

Tierra Dr

Falcons Nest Loop

Homeland Ct