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## PARKS AND COMMUNITY SERVICES DEPARTMENT

March 22, 2023

Kylie Bagley  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Claremont Business Park 2 Filing No. 2 Final Plat (VR233)**

Hello Kylie,

The Community Services Department has reviewed Claremont Business Park 2 Filing No. 2 Final Plat and has the following preliminary comments of behalf of El Paso County Parks. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

Claremont Business Park 2 Filing No. 2 is located at the southwest corner of Marksheffel Road and Meadowbrook Parkway. The site consists of 4.998 acres and includes 3 commercial lots, with an access easement for private roads, utility and drainage. The site is currently zoned Commercial Airport Overlay (CS CAD-O) which allows for the commercial development of the site. This application is consistent with previously approved preliminary plan for the site (SP19-007) approved in 2020.

The 2023 El Paso County Parks Master Plan shows no planned regional trail, potential park site, or candidate open space being impacted by this project. The proposed Marshfield Road Bicycle Route is located along Marksheffel Road immediately east of the project boundary. This bicycle route will be accommodated within public right of way.

For this application there are no regional or urban park fees required, as the Board of County Commissioners have elected to not require park fees for commercial applications.

Sincerely,

Jason Meyer  
Planning Supervisor  
Parks and Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)

# Development Application Permit Review



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

March 22, 2023

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>	Claremont Ranch Business Park 2 Fil. No. 1	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SP-23-001	<b>Total Acreage:</b>	4.99
		<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
DTV Meadowbrook LLC	M&S Civil Consultants, Inc.	<b>Regional Park Area:</b>	2
106 S. Kyrene Rd	212 N. Wahsatch Ave	<b>Urban Park Area:</b>	3
Suite 2	Suite 305	<b>Existing Zoning Code:</b>	CS CAD-O
Chandler, AZ 85226	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	CS 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.
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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
	<b>Total Urban Park Acres:</b>	<b>0.00</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

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

**Urban Park Area: 3**

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

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

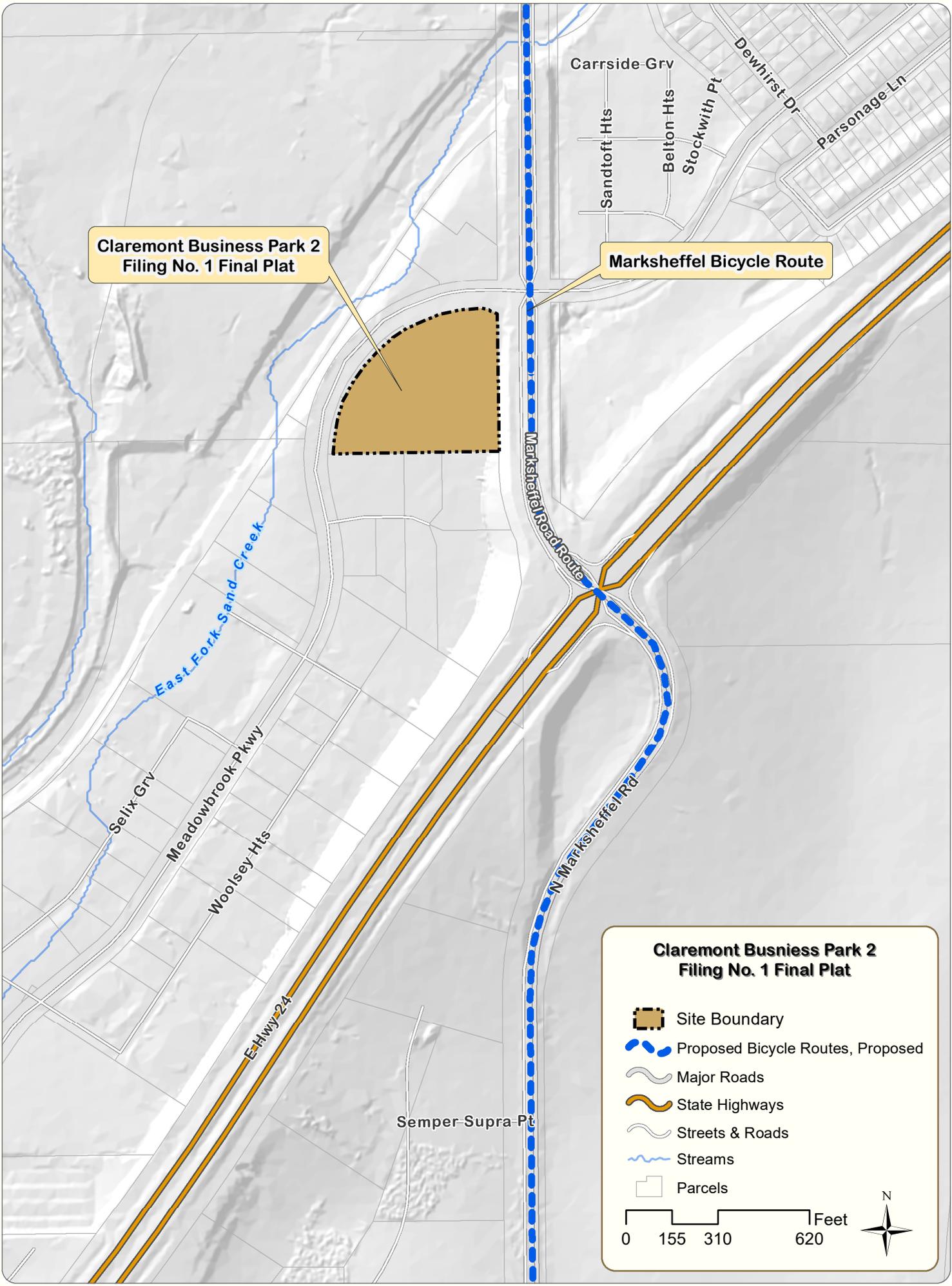
The 2023 El Paso County Parks Master Plan shows no planned regional trail, potential park site, or candidate open space being impacted by this project. The proposed Marshfield Road Bicycle Route is located along Marksheffel Road immediately east of the project boundary. This bicycle route will be accommodated within public right of way. For this application there are no regional or urban park fees required, as the Board of County Commissioners have elected to not require park fees for commercial applications.

**Park Advisory Board Recommendation:**

N/A

**Claremont Business Park 2  
Filing No. 1 Final Plat**

**Marksheffel Bicycle Route**



**Claremont Business Park 2  
Filing No. 1 Final Plat**

- Site Boundary
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Streams
- Parcels

0 155 310 620 Feet