

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

January 7, 2025

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.

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|-------------------------------|----------------------------------|--------------------------------------|------------|
| Name: | Crossroad Mixed Use Filing No. 3 | Application Type: | Final Plat |
| PCD Reference #: | SF2432 | Total Acreage: | 1.00 |
| | | Total # of Dwelling Units: | 0 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 0.00 |
| | | Regional Park Area: | 2 |
| Colorado Springs Equities LLC | Kimley-Horn | Urban Park Area: | 3 |
| 90 S. Cascade Suite 1500 | 2 N. Nevada Ave Suite 300 | Existing Zoning Code: | CR |
| Colorado Springs, CO 80903 | Colorado Springs, CO 80903 | Proposed Zoning Code: | CR |

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: 2 | Urban Park Area: 3 | | |
| 0.0194 Acres x 0 Dwelling Units = 0.000 | Neighborhood: 0.00375 Acres x 0 Dwelling Units = | 0.00 | |
| Total Regional Park Acres: 0.000 | Community: 0.00625 Acres x 0 Dwelling Units = | 0.00 | |
| | Total Urban Park Acres: 0.00 | | |
| FEE REQUIREMENTS | | | |
| Regional Park Area: 2 | Urban Park Area: 3 | | |
| \$467 / Dwelling Unit x 0 Dwelling Units = \$0 | Neighborhood: \$116 / Dwelling Unit x 0 Dwelling Units = | \$0 | |
| Total Regional Park Fees: \$0 | Community: \$179 / Dwelling Unit x 0 Dwelling Units = | \$0 | |
| | Total Urban Park Fees: \$0 | | |

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: This application does not require consideration by the Park Advisory Board. This application does not have any impact on the El Paso County Parks Master Plan. Additionally, no park fees are required for commercial applications at this time.

Park Advisory Board Recommendation: No PAB Endorsement Necessary