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## COMMUNITY SERVICES DEPARTMENT

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

July 14, 2020

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

**Subject: Mt. States Pipe and Supply Vacation and Replat (VR-204)**

Hello Rad,

The Planning Division of the Community Services Department has reviewed the Mt. States Pipe and Supply Vacation and Replat and is providing the following final comments on behalf of El Paso County Parks.

Mountain States Pipe and Supply is located at 7765 Electronic Drive, Colorado Springs at the southwest corner of the intersection of Electronic Drive and Marksheffel Road. The parcel is currently unplatted and has been partially developed. The east portion of the site has a single building, stormwater pond, parking area, and a driveway, with the primary use being warehousing/storage. The west portion of the site is currently undeveloped. The parcel is proposed to be platted with the intent of selling the undeveloped portion of the parcel.

The 2013 El Paso County Parks Master Plan shows the Proposed Marksheffel Road Bicycle Route running along the west side of Marksheffel Road and adjacent to the property. This proposed bicycle route will not conflict with the proposed development as it will be within the public right of way. The property is not located within any candidate open space land.

### **Staff Recommendation:**

*Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving Mt. State Pipe and Supply Replat:*

*No regional park fees are recommended, as the County 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](mailto:GregStachon@elpasoco.com)

Development  
Application  
Permit  
Review



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

July 14, 2020

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:	Mt. States Pipe and Supply	Application Type:	Vacation and Replat
PCD Reference #:	VR-204	Total Acreage:	4.48
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Mountain States Pipe and Supply	Terra Nova Engineering	Regional Park Area:	2
Paul Carroll	Dane Fank	Urban Park Area:	5
4665 Applen Ct	721 S 23rd St.	Existing Zoning Code:	M
Colorado Springs, CO 80906	Colorado Springs, CO 80904	Proposed Zoning Code:	M

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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<b>LAND REQUIREMENTS</b>	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):	<b>NO</b>
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 5</b>	
0.0194 Acres x 0 Dwelling Units = 0.000	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00	
<b>Total Regional Park Acres: 0.000</b>	Community: 0.00625 Acres x 0 Dwelling Units = 0.00	
	<b>Total Urban Park Acres: 0.00</b>	
<b>FEE REQUIREMENTS</b>		
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 5</b>	
\$467 / Dwelling Unit x 0 Dwelling Units = \$0	Neighborhood: \$116 / Dwelling Unit x 0 Dwelling Units = \$0	
<b>Total Regional Park Fees: \$0</b>	Community: \$179 / Dwelling Unit x 0 Dwelling Units = \$0	
	<b>Total Urban Park Fees: \$0</b>	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	No regional park fees are recommended, as the County 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.
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Park Advisory Board Recommendation: N/A

## Mt. States Pipe and Supply

-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Subject Property
-  Colorado Springs Parks
-  Parcels
-  Streams
-  Incorporated Areas

0 100 200 400 Feet



Mt. States Pipe and Supply

Electronic Dr

Marksheffel Road Route

N Marksheffel Rd

Winslow Park Dr

Equine Ct

Farrier Ct

Akers Dr

Hunter-Jumper Dr

N Chelton Rd to N Academy Blvd Reac

Constitution Ave

Loot Dr

Namib Dr

Gobi Dr

Admer Dr

Larzac Dr

Silicon Hts