

# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

January 2, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>Carriage Meadows North Filing 1 - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>PUD-06-002, SP-06-005</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>48.21</b>
<b>Cradlan, LLC and Lorson, LLC</b>	<b>Core Engineering Group</b>	Total # of Dwelling Units	<b>155</b>
<b>212 North Wahsatch Ave., Suite 301</b>	<b>15004 1st Avenue S</b>	Gross Density:	<b>3.22</b>
<b>Colorado Springs, CO 80903</b>	<b>Burnsville, MN 55306</b>	Park Region:	<b>4</b>
		Urban Area:	<b>4</b>

Existing Zoning Code: **PUD**      Proposed Zoning: **PUD**

## REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

### LAND REQUIREMENTS

Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>	Urban Density: <input checked="" type="checkbox"/> (1 unit / 2.5 acre or greater)
<b>0.0194 Acres x 155 Dwelling Units = 3.01 acres</b>	Neighborhood: <b>0.00375 Acres x 155 Dwelling Units = 0.58 acres</b>	
	Community: <b>0.00625 Acres x 155 Dwelling Units = 0.93 acres</b>	
	Total: <b>2.35 acres</b>	

### FEE REQUIREMENTS

Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>	
<b>\$430.00 / Unit x 155 Dwelling Units = \$66,650.00</b>	Neighborhood: <b>\$107.00 / Unit x 155 Dwelling Units = \$16,585.00</b>	
	Community: <b>\$165.00 / Unit x 155 Dwelling Units = \$25,575.00</b>	
	Total: <b>\$42,106.00</b>	

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows North Filing No. 1 include the following conditions: (1) Encourage the applicant to meet the open space dedication requirements for PUD zoning by providing 10% of the site as open space (2) Correct the tract table on the final plat drawings (3) Require fees in lieu of land dedication for regional park purposes in the amount of \$66,650 and urban fees in the amount of \$42,106.
Park Advisory Board Recommendation:	Endorsed December 13, 2017