

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

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

April 16, 2024

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:	Guntzelman Porcelain Pines	Application Type:	Minor Subdivision
PCD Reference #:	MS234	Total Acreage:	35.20
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.21
		Regional Park Area:	3
Kristian & Christa Guntzelman	SMH Consultants	Urban Park Area:	5
5381 Sugar Camp Road	411 Tejon Street, Suite 1	Existing Zoning Code:	R-T
Milford, OH 45150	Colorado Springs, CO 80903	Proposed Zoning Code:	R-T

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
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LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 3	Urban Park Area: 5		
0.0194 Acres x 3 Dwelling Units = 0.058	Neighborhood: 0.00375 Acres x 3 Dwelling Units =	0.00	
Total Regional Park Acres: 0.058	Community: 0.00625 Acres x 3 Dwelling Units =	0.00	
	Total Urban Park Acres: 0.00		
FEE REQUIREMENTS			
Regional Park Area: 3	Urban Park Area: 5		
\$505 / Dwelling Unit x 3 Dwelling Units = \$1,515	Neighborhood: \$119 / Dwelling Unit x 3 Dwelling Units =	\$0	
Total Regional Park Fees: \$1,515	Community: \$184 / Dwelling Unit x 3 Dwelling Units =	\$0	
	Total Urban Park Fees: \$0		

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 Guntzelman Porcelain Pines Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,515.

Park Advisory Board Recommendation: **No PAB Endorsement Necessary**