



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

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

September 29, 2020

Rad Dickson
Planner
El Paso County Planning and Community Development

Subject: Haddock Metal Roof Rezone (CC-201)

Rad,

The Park Operations Division of the Community Services Department has reviewed the development application for Haddock Metal Roof Rezone, and is providing the following final comments on behalf of El Paso County Parks:

This 4.77 acre site is located on Black Forest Road, north of the intersection of Shoup Road and Black Forest Road. The site was formerly forested but was burned in the 2013 Black Forest Fire. Burned trees have been removed and the land is now native herbaceous vegetation.

The current zoning of the site is A-5 agricultural. The owner proposes to rezone the property to CC – Community Commercial. This is consistent with the commercial node at Black Forest Road and Shoup Road as identified in the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows no County trails impacted by the project. No park lands or trail easement dedications are necessary for this filing. Because the applicant is seeking to rezone this property for commercial uses, there are no urban or regional park fees associated with this project. The El Paso County Board of County Commissioners has elected to not assess park fees for commercial applications. Additionally, the El Paso County Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively.

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Highway 94 Rezone: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions.

Please let me know if you have any questions or concerns.

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Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Development Application Permit Review



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

September 30, 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:	Haddock Metal Roof	Application Type:	Rezone
PCD Reference #:	CC-201	Total Acreage:	4.77
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Rob Haddock	Tom Davis, AIA	Regional Park Area:	2
Black Forest, LLC.	PWN Architects and Planners	Urban Park Area:	2
8655 Table Butte Road	4949 Syracuse Street	Existing Zoning Code:	A-5
Colorado Springs, CO 80908	Denver, CO 80237	Proposed Zoning Code:	CC

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

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: 2

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
 Community: 0.00625 Acres x 0 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 2


Neighborhood: \$116 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners when considering / approving of Haddock Metal Roof Rezone include the following conditions: No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions.

Park Advisory Board Recommendation: No PAB Endorsement Necessary


Haddock Metal Roof Rezone

 Proposed Bicycle Routes, Proposed


 Major Roads

 Streets & Roads


 Subject Property


 Public Schools


ZONETYPE

 Agricultural

 Commercial

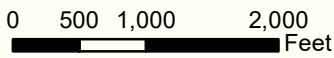
 Obsolete

 Residential

 Special Purpose

 Parcels

 EPC_BuildingFootprint



Zuni Ln
EDITH WOLFORD ELEMENTARY SCHOOL

ementary Dr

Highline Dr

RR-5

Pine Dr

Brentwood Dr

Wyandott Dr

Wildridge Rd

Swan Rd

E Ravine Dr

RS-20000

Pinery Dr

Pinery Cir

Swan Rd

E Ravine Dr

RS-20000

Brentwood Dr

12740 Black Forest Road

PUD

A-5

PUD

CS

C-2

CC

CR

Shoup Rd

RS-5000

C-2

CR

Shoup Road Route

CR

CR

C-2

Clair Ln

Juniper Dr

Carver Ln

Burrows Rd

Black Forest Rd

A-5

M

Burgess Road

Burgess Rd

CC

C-2

C-1

RR-5

R-4

Mathews Rd

Lexie Ln

Holmes

Thiebaud Ln

Rusk Ln