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December 7, 2020

Ryan Howser
Planner
El Paso County Planning & Community Development Department

Subject: Security Fire Station No.4 (U-202)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the Security Fire Station No.4 location approval application and has the following comments of behalf of El Paso County Parks.

The request for approval is by MVE Inc. on behalf of Security Fire Department. The request is for an Approval of Location for a new Fire Station on a 1.21 acre parcel located north of Mesa Ridge Parkway and south of Wayfarer Drive in the vicinity of Candelabra Drive.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The proposed South Marksheffel Road Bicycle Route is shown south of the subject property. This proposed bicycle route will be accommodated within the right of way of South Marksheffel so no trail dedications are needed. The property is located mostly within the Widefield / Fountain Candidate Open Space area.

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.

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

December 7, 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:	Security Fire Station	Application Type:	Location Approval
PCD Reference #:	U - 202	Total Acreage:	1.21
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	
Security Fire Protection District	MVE, Inc.	Dwelling Units Per 2.5 Acres:	0.00
David Girardin	Dave Gorman	Regional Park Area:	4
400 Security Blvd.	1903 Letaray Street, Suite 200	Urban Park Area:	4
Security, CO 80911	Colorado Springs, CO 80909	Existing Zoning Code:	CS
		Proposed Zoning Code:	CS

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: 4

0.0194 Acres x Dwelling Units = 0.000
Total Regional Park Acres: 0.000

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 4

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: 4

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

Urban Park Area: 4

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 that approval of the Security Fire Station No.4 Location Approval 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:

Security Fire Station No.4

-  Proposed Bicycle Routes, Proposed
-  Streets & Roads
-  Subject Property
-  Candidate Open Space Land
-  Parcels
-  EPC_BuildingFootprint

0 150 300 600 Feet



Security Fire Station No.4

Widefield / Fountain
Candidate Open
Space

Fountain

