

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

February 15, 2022

Ryan Howser  
Project Manager  
El Paso County Development Services Department

**Subject: Crawford-Fountain Valley Sketch Plan Amendment (SKP221)**

Ryan,

The Community Services Department has reviewed the Crawford – Fountain Valley Sketch Plan Amendment application and is providing the following administrative comments on behalf of El Paso County Parks. A concurrent rezone application is also being processed and these comments would apply to both.

This is a request by Kimley-Horn Associates on behalf of Aime Ventures, LLC to approve an amendment to the Fountain Valley Ranch Sketch Plan to change 1.16 AC from 'Office' to 'Multi-family Residential' with a max gross density of 20 DU/AC. The Fountain Valley Ranch Sketch Plan dates back to 1986 and covers a 415 acre area of commercial, office, and residential land uses. The subject property is a 1.16 acre lot on the northwest corner of Grinnell Street and Crawford Ave. The applicant intends to develop one building on the site which will include 22 multifamily units. The proposed development will include landscaping, open space, and surface parking.

The El Paso County Parks Master Plan (2013) identifies the proposed Grinnell Boulevard Secondary Regional Trail 400' to the east of the tract. This route will be accommodated on the east side of Grinnell Boulevard and will not impact the proposed development. The project is not located within any Candidate Open Space.

Park fees will be calculated upon future submittal of final plat(s). At the time of this review, the 2022 estimated park fees for 22 dwelling units would total \$10,120 in regional park fees and \$6,380 in urban park fees.

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

**February 15, 2021**

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.

<b>Name:</b>	Crawford - Fountain Valley SKP Amendment	<b>Application Type:</b>	SKP Amendment
<b>PCD Reference #:</b>	SKP-221	<b>Total Acreage:</b>	1.16
		<b>Total # of Dwelling Units:</b>	22
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	47.41
Aime Ventures LLC	Kimley-Horn Associates	<b>Regional Park Area:</b>	4
Christel Aime	Raimere Fitzpatrick	<b>Urban Park Area:</b>	4
1900 E Pikes Peak Ave, Suite 3	2 North Nevada Ave, Suite 300	<b>Existing Zoning Code:</b>	CC
Colorado Springs, CO 80909	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RM30

**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 22 Dwelling Units = 0.427  
**Total Regional Park Acres: 0.427**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 4**

Neighborhood:	0.00375 Acres x 22 Dwelling Units =	0.08
Community:	0.00625 Acres x 22 Dwelling Units =	0.14
	<b>Total Urban Park Acres:</b>	<b>0.22</b>

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$460 / Dwelling Unit x 22 Dwelling Units = \$10,120  
**Total Regional Park Fees: \$10,120**

**Urban Park Area: 4**

Neighborhood:	\$114 / Dwelling Unit x 22 Dwelling Units =	\$2,508
Community:	\$176 / Dwelling Unit x 22 Dwelling Units =	\$3,872
	<b>Total Urban Park Fees:</b>	<b>\$6,380</b>

**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 Crawford - Fountain Valley Sketch Plan Amendment: require fees in lieu of land dedication for regional park purposes in the amount of \$10,120, and urban park fees in the amount of \$6,380.

**Park Advisory Board Recommendation:**


**No PAB Endorsement Necessary**


# Crawford Ave Sketch Plan Amendment

 Secondary Regional Trail, Proposed

 Major Roads

 Streets & Roads

 Subject Property

 Parcels

0 75 150 300 Feet



**Crawford Ave  
Property**

Grinnell Boulevard Trail