



EL PASO COUNTY

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DEPARTMENT OF COMMUNITY SERVICES

March 23, 2023

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Crawford Ave Multifamily Final Plat (SF235)

Ryan,

The Community Services Department has reviewed the Crawford Ave. Multi-Family Final Plat application and is providing the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on April 5, 2023:

This is a request by Kimley-Horn Associates on behalf of Aime Ventures, LLC for endorsement of the Crawford Ave. Multi Family Final Plat. The property is part of the Fountain Valley Ranch Sketch Plan which 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 two (2) story buildings 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.

Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Crawford Ave Final Plat: 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.

Sincerely,

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

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**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Environmental Services - Recreation / Cultural Services

April 12, 2023

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:	Crawford Ave Multifamily Final Plat	Application Type:	Final Plat
PCD Reference #:	SF235	Total Acreage:	1.16
		Total # of Dwelling Units:	22
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	47.41
Aime Ventures LLC	Kimley-Horn Associates	Regional Park Area:	4
Christel Aime	Raimere Fitzpatrick	Urban Park Area:	4
1900 E Pikes Peak Ave, Suite 3	2 North Nevada Ave, Suite 300	Existing Zoning Code:	CC
Colorado Springs, CO 80909	Colorado Springs, CO 80903	Proposed Zoning Code:	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

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 4

Urban Park Area: 4

0.0194 Acres x 22 Dwelling Units = 0.427
Total Regional Park Acres: 0.427

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

FEE REQUIREMENTS

Regional Park Area: 4

Urban Park Area: 4

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

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

ADDITIONAL RECOMMENDATIONS


Staff Recommendation:


The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Crawford Ave Final Plat: 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:


PAB Endorsed 04-12-2023

Crawford Ave Multifamily Final Plat

 Secondary Regional Trail, Proposed

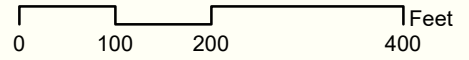
 Major Roads

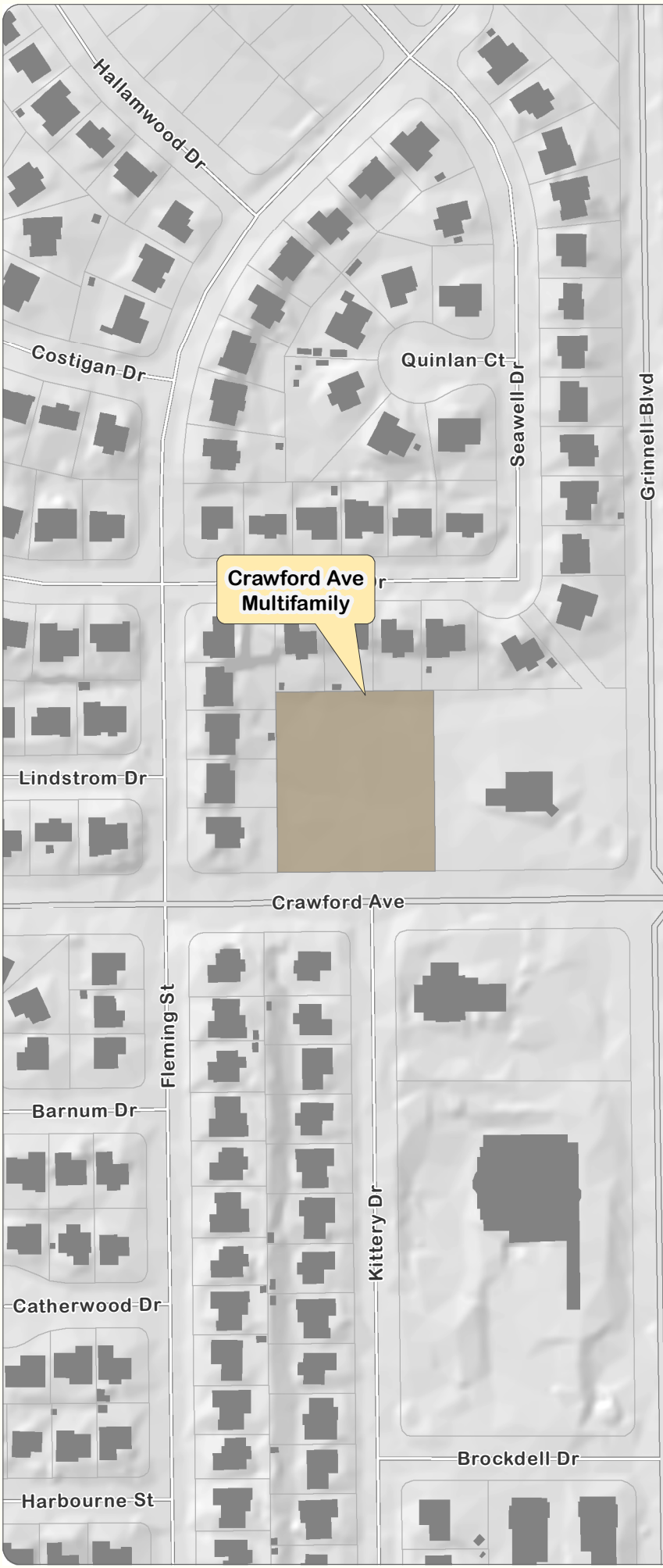
 Streets & Roads

 Subject Property

 Parcels



 Feet
0 100 200 400



**Crawford Ave
Multifamily**

Grinnell Boulevard Trail

Grinnell Blvd

Hallamwood Dr

Costigan Dr

Quinlan Ct

Seawell Dr

Lindstrom Dr

Crawford Ave

Fleming St

Barnum Dr

Kittery Dr

Catherwood Dr

Brockdell Dr

Harbourne St