

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Bunting Multifamily Filing No. 1 Final Plat / Vacation and Replat

**Agenda Date:** October 11, 2016

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### Background Information:

Request for approval by M.V.E., Inc., on behalf of GNC Bunting, Inc., for Bunting Multifamily Filing No. 1 Final Plat, Vacation and Replat, for the development of two (2) four-plex multi-family residential buildings, one on each lot for a total of eight (8) residential units. The property is located northeast of the intersection of South Academy Boulevard and B Street, near Pikes Peak Community College and Fort Carson.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed development. The proposed B Street Secondary Regional Trail is located immediately north of the property in an adjacent open space containing Fishers Canyon Creek. The property is not located within any candidate open space land.

As no trail easement dedication is necessary, staff recommends fees in lieu of land for regional park purposes in the amount of \$3,256 and urban park fees in the amount of \$2,056.

#### Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Bunting Multifamily Filing No. 1 Final Plat, Vacation and Replat, include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,256 and urban park fees in the amount of \$2,056.

City of Colorado Springs

City of Fountain

Bunting Multifamily Filing No. 1

Fountain Creek Regional Trail

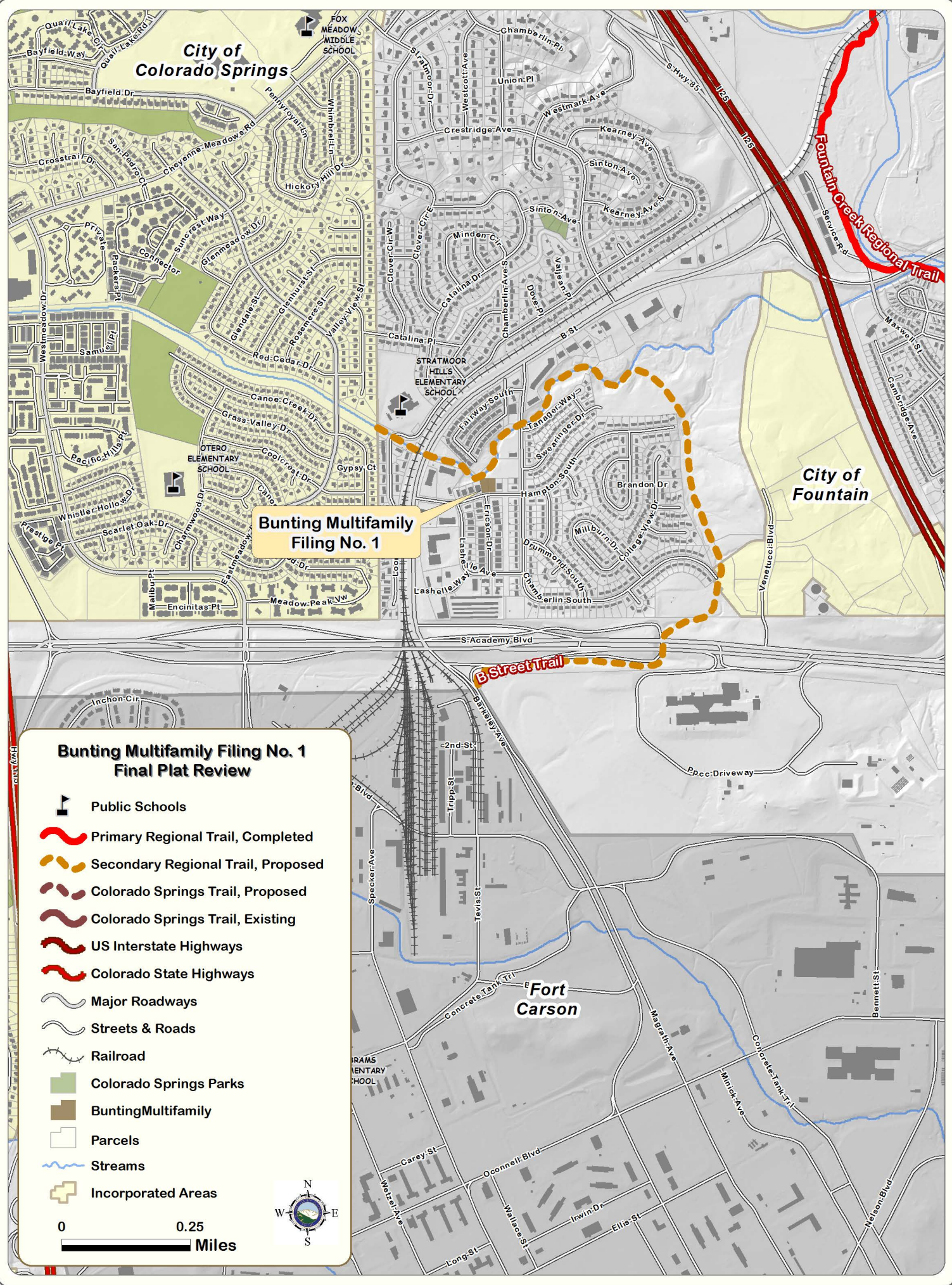
B Street Trail

Fort Carson

### Bunting Multifamily Filing No. 1 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Trail, Existing
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Railroad
-  Colorado Springs Parks
-  BuntingMultifamily
-  Parcels
-  Streams
-  Incorporated Areas

0 0.25 Miles





# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

November 9, 2016

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>Bunting Multifamily Filing No. 1 Final Plat - Vacation/Replat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>VR-17-003</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>0.51</b>
<b>GNC Bunting, LLC</b>	<b>M.V.E., Inc.</b>	Total # of Dwelling Units	<b>8</b>
<b>205 Sedona Drive</b>	<b>Dave Gorman</b>	Gross Density:	<b>15.69</b>
<b>Englewood, CO 80921</b>	<b>1903 Lelaray Street, Suite 200</b>	Park Region:	<b>3</b>
	<b>Colorado Springs, CO 80909</b>	Urban Area:	<b>5</b>

Existing Zoning Code: **RM-30**                      Proposed Zoning: **RM-30**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	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.
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**LAND REQUIREMENTS**

Regional Parks: <b>3</b>	Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre)
<b>0.0194 Acres x 8 Dwelling Units = 0.155 acres</b>	
Urban Parks Area: <b>5</b>	
Neighborhood: <b>0.00375 Acres x 8 Dwelling Units = 0.03 acres</b>	
Community: <b>0.00625 Acres x 8 Dwelling Units = 0.05 acres</b>	
Total: <b>0.08 acres</b>	

**FEE REQUIREMENTS**

Regional Parks: <b>3</b>	Urban Parks Area: <b>5</b>
<b>\$407.00 / Unit x 8 Dwelling Units = \$3,256.00</b>	
Neighborhood: <b>\$101.00 / Unit x 8 Dwelling Units = \$808.00</b>	
Community: <b>\$156.00 / Unit x 8 Dwelling Units = \$1,248.00</b>	
Total: <b>\$2,056.00</b>	

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:	<p align="center"><b>Recommend to the Planning Commission and Board of County Commissioners that approval of the Bunting Multifamily Filing No. 1 Final Plat, Vacation and Replat, include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,256 and urban park fees in the amount of \$2,056.</b></p>
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Park Advisory Board Recommendation: **Endorsed 10/11/2017**