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COMMUNITY SERVICES DEPARTMENT

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

February 27, 2018

Nina Ruiz
Project Manager
El Paso County Planning & Community Development Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Bunting Multifamily Filing No. 1 Final Plat, Review #2 (VR-17-009)

Dear Nina,

The Planning Division of the Community Services Department has reviewed the development application for Bunting Multifamily Filing No. 1 Final Plat / Vacation Replat, Review #2, and has no additional comments. These recommendations were presented to and endorsed by the Park Advisory Board on October 11, 2017. Please refer to the original review comments below:

“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.”



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

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

City of Colorado Springs

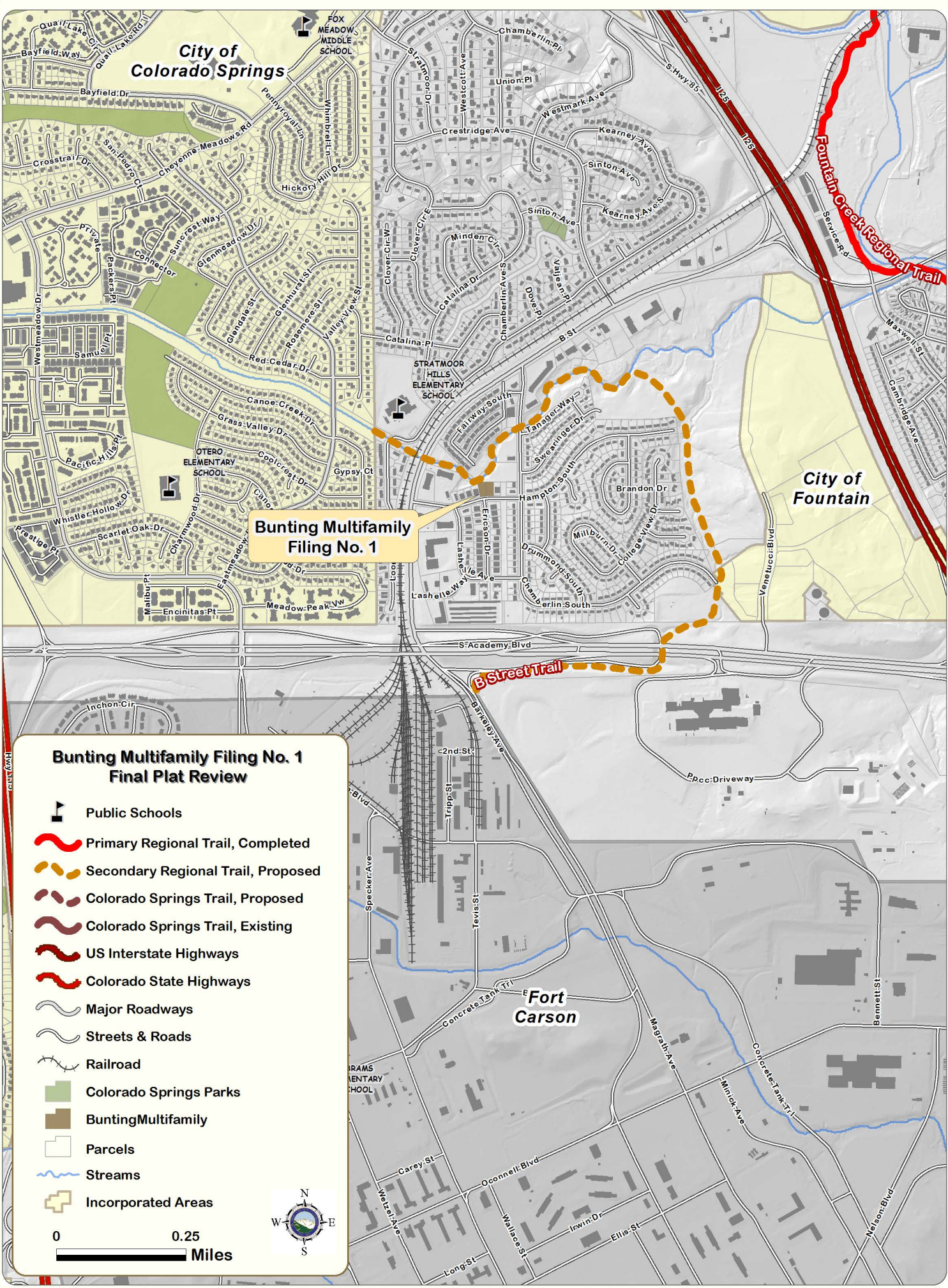
City of Fountain

Bunting Multifamily Filing No. 1

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

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

FEE REQUIREMENTS

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

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	<p>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.</p>
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Park Advisory Board Recommendation: **Endorsed 10/11/2017**