

# Development Application Permit Review



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

March 7, 2018

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>Glen at Widefield Filing No. 9 Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>SF-185</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>145.207</b>
<b>Glen Investment Group No. VIII, LLC.</b>	<b>NASS Design Associates</b>	Total # of Dwelling Units	<b>106</b>
<b>3 Widefield Blvd</b>	<b>111 S. Tejon St. Suite 312</b>	Gross Density:	<b>0.73</b>
<b>Colorado Springs, CO 80911</b>	<b>Colorado Springs, CO 80911</b>	Park Region:	<b>4</b>
		Urban Area:	<b>4</b>

Existing Zoning Code: **RS-6000**      Proposed Zoning: **RS-6000**

**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.

**LAND REQUIREMENTS**

Urban Density:  (1 unit / 2.5 acre or greater)

Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>
<b>0.0194 Acres x 106 Dwelling Units = 2.06 acres</b>	Neighborhood: <b>0.00375 Acres x 106 Dwelling Units = 0.40 acres</b>
	Community: <b>0.00625 Acres x 106 Dwelling Units = 0.66 acres</b>
	Total: <b>1.06 acres</b>

**FEE REQUIREMENTS**

Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>
<b>\$430.00 / Unit x 106 Dwelling Units = \$45,580.00</b>	Neighborhood: <b>\$107.00 / Unit x 106 Dwelling Units = \$11,342.00</b>
	Community: <b>\$165.00 / Unit x 101 Dwelling Units = \$16,665.00</b>
	Total: <b>\$28,007.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 9 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$45,580 and urban fees in the amount of \$28,007. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.
Park Advisory Board Recommendation:	

Endorsed 3/14/2018