



EL PASO COUNTY

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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 1, 2021

John Green
Planner
El Paso County Planning & Community Development Department

Subject: Northcrest Flex Space Plot Plan Review (PPR-2136)

John,

The Park Operations Division of the Community Services Department has reviewed the Northcrest Flex Space Plot Plan and has the following comments of behalf of El Paso County Parks.

The subject property is located north east of the intersection of Peterson Road and Constitution Avenue. The parcel consists of 3.32 acres total and is currently zoned "CC CAD-O" Commercial Community w/ Commercial Airport District Overlay. The proposal is to develop the site into office / warehouse suites with dedicated storage spaces for each suite.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed development. The City of Colorado Springs' Rock Island Trail alignment is 1,000' east of the parcel. The property is not located within any Candidate Open Space areas.

No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

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

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



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

August 31, 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.

Name:	Northcrest Flex Space PPR	Application Type:	Plot Plan Review
PCD Reference #:	PPR-2136	Total Acreage:	3.32
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	0
KDS Development LLC	Keith Moore	Dwelling Units Per 2.5 Acres:	0.00
3442 Tampa Rd Suite B	RMG Architects	Regional Park Area:	2
Palm Harbor, FL 34684	2910 Austin Bluffs Parkway	Urban Park Area:	3
	Colorado Springs, CO 80904	Existing Zoning Code:	CC CADO
		Proposed Zoning Code:	CC CADO

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: 2

0.0194 Acres x 0 Dwelling Units = 0.000
Total Regional Park Acres: 0.000

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
Community: 0.00625 Acres x 0 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 0 Dwelling Units = \$0
Community: \$176 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

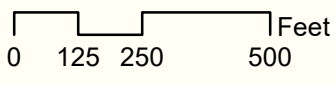
ADDITIONAL RECOMMENDATIONS

Staff Recommendation: No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.

Park Advisory Board Recommendation: No PAB Endorsement Necessary

Northcrest Flex Space Plot Plan Review

- SubjectProperty
- Colorado Springs Trail, Proposed
- Colorado Springs Parks
- Major Roads
- Streets & Roads
- Public Schools
- Parcels
- EPC_BuildingFootprint



Northcrest Flex Space

