

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 11, 2022

Matthew Fitzsimmons
Project Manager
El Paso County Development Services Department

Subject: Emprise Storage Rezone (CS222)

Matthew,

The Community Services Department has reviewed the Emprise Storage Rezone application and is providing the following preliminary comments of 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 October 12, 2022:

This is a request by Land Development Consultants, on behalf of Emprise Acquisitions LLC Hagen to rezone 34.52 acres from RR-5 (Rural Residential) to CS Commercial Services District for a commercial use classification for RV, boat and vehicle storage and future mini-warehouse storage units.

This site is located on the south side of US Highway 94 approximately ¼ mile west of Franceville Coal Mine Road. It is surrounded by a variety of uses including vacant range land to the south, undeveloped zone CS to the west, a motocross race track to the north, and a vehicle salvage yard bordering the east side of the property.

The El Paso County Parks Master Plan is a subset of the Your El Paso Master Plan (County Plan) which was adopted in 2021. This plan promotes the community's vision, goals, objectives, and policies; establishes a process for orderly growth and development; addresses both current and long-term needs; and provides for a balance between the natural and built environments.

The El Paso County Parks Master Plan identifies two master-planned trails adjacent to the proposed facility. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. This proposed trail will not be impacted by the project because it will be accommodated within the public right-of-way. The proposed Highway 94 Primary Regional Trail also runs east and west along Highway 94. This proposed trail would be impacted by the proposed facility because its alignment is on the south side of Highway 94.

Parks staff provides notice that the Highway 94 Primary Regional Trail is planned for 25' south of the right of way of Highway 94. As it pertains to this application, the County encourages that the landowner provide a 25-



foot-wide public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial land use applications.

Recommended Motion:

Staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Emprise Storage Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, and dedicate the easement to El Paso County. (2) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial land use applications.

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

October 11, 2022

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:	Emprise Storage Rezone	Application Type:	Rezone
PCD Reference #:	CS222	Total Acreage:	40.00
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Enterprise Acquisitions	Land Development Consultants	Regional Park Area:	4
Don Kramer	Daniel Kupferer	Urban Park Area:	5
909 E Panama Drive	3898 Maizeland Road	Existing Zoning Code:	RR-5
Centennial, CO 80121	Colorado Springs, CO 80909	Proposed Zoning Code:	CS

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): **NO**

Regional Park Area: 4

0.0194 Acres x 0 Dwelling Units = 0.000

Total Regional Park Acres: 0.000

Urban Park Area: 5

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: 4

\$460 / Dwelling Unit x 0 Dwelling Units = \$0

Total Regional Park Fees: \$0

Urban Park Area: 5

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:

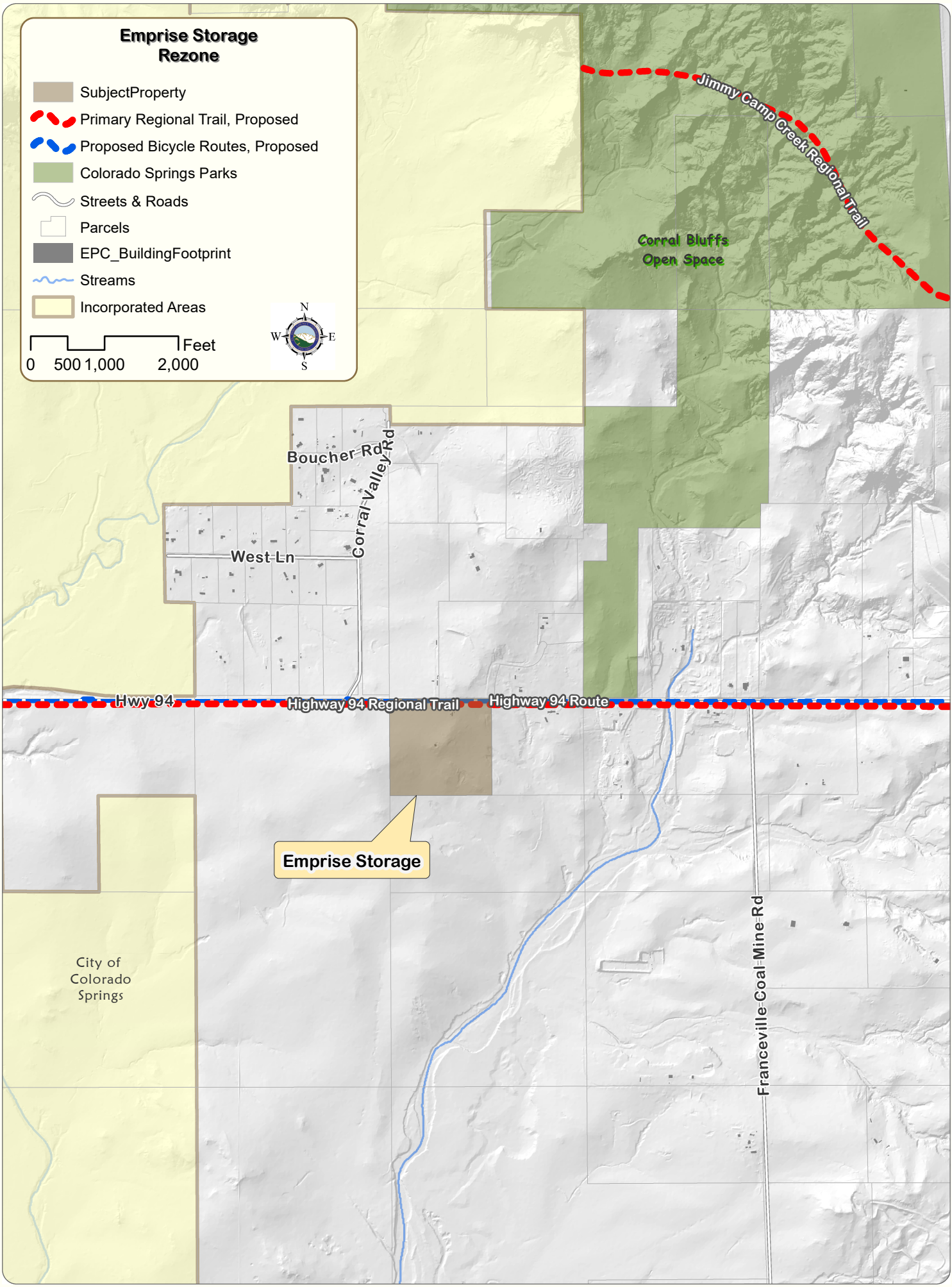
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Park Advisory Board Recommendation:

Emprise Storage Rezone

- SubjectProperty
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Parks
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams
- Incorporated Areas

0 500 1,000 2,000 Feet



Emprise Storage

City of
Colorado
Springs

Corral Bluffs
Open Space

Jimmy Camp Creek Regional Trail

Boucher Rd
Corral Valley Rd

West Ln

Hwy 94

Highway 94 Regional Trail

Highway 94 Route

Franceville Coal Mine Rd