

# Development Application Review Form



## PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

February 5, 2025

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.

<b>Name:</b>	Townhomes at Western Filing No. 2C Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-24-010	<b>Total Acreage:</b>	7.12
		<b>Total # of Dwelling Units:</b>	52
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	18.26
J. Elliot Homes, Inc.	M.V.E., Inc.	<b>Regional Park Area:</b>	2
P.O. Box 358	Dave Gorman	<b>Urban Park Area:</b>	5
Peyton, CO 80831	1903 Lelaray Street, Suite 200	<b>Existing Zoning Code:</b>	RM-30
	Colorado Springs, CO 80909	<b>Proposed Zoning Code:</b>	RM-30

### 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 ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

##### Regional Park Area: 2

##### Urban Park Area: 5

0.0194 Acres x 52 Dwelling Units = 1.009  
**Total Regional Park Acres: 1.009**

Neighborhood:	0.00375 Acres x 52 Dwelling Units =	0.20
Community:	0.00625 Acres x 52 Dwelling Units =	0.33
	<b>Total Urban Park Acres:</b>	<b>0.52</b>

#### FEE REQUIREMENTS

##### Regional Park Area: 2

##### Urban Park Area: 5

\$505 / Dwelling Unit x 52 Dwelling Units = \$26,260  
**Total Regional Park Fees: \$26,260**

Neighborhood:	\$119 / Dwelling Unit x 52 Dwelling Units =	\$6,188
Community:	\$184 / Dwelling Unit x 52 Dwelling Units =	\$9,568
	<b>Total Urban Park Fees:</b>	<b>\$15,756</b>

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Townhomes at Western Filing No. 2C Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$26,260, and urban park fees in the amount of \$15,756.

**Park Advisory Board Recommendation:** **Administratively Approved 02/05/2025**