



EL PASO COUNTY

COLORADO

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

October 16, 2020

Rad Dickson
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Sleeps With Wolves Kennels Special Use (AL-2017)

Hello Rad,

The Park Operations Division of the Community Services Department has reviewed the development application for the Sleeps With Wolves Special Use. This project was previously reviewed on September 10, 2020. Since September, the letter of intent has been updated with criteria for approval numbers 8 and 9 added. The site plan was also updated and is now showing distances between the kennels and property line to show that the kennels are within the allowable setbacks. There are no further Parks comments at this time.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this special use. No regional park fees are recommended, as the County has elected to not require park fees for existing residential lots. 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

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Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

October 16, 2020

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:	Sleeps With Wolves Kennel	Application Type:	AL - Special Use
PCD Reference #:	AL-2017	Total Acreage:	5.14
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Sonja Duran	Cathy Lenon	Regional Park Area:	4
19465 Oasis Ave	11725 McClelland Rd.	Urban Park Area:	5
Peyton, CO 80831	Calhan, CO 80808	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-5

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: 4

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: 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

\$467 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 5

Neighborhood: \$116 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

Sleeps with Wolves Minor Kennel

- Streets & Roads
- SubjectProperty
- EPC_BuildingFootprint
- Parcels
- Agricultural
- Residential
- Streams

0 100 200 400 Feet



19465 Oasis Ave
Peyton, CO 80831

Pyramid Pl

RR-5

Oasis Ave

A-35

