

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: SBR Racing Minor Subdivision, Rezone, and Special Use Permit

Agenda Date: November 8, 2017

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

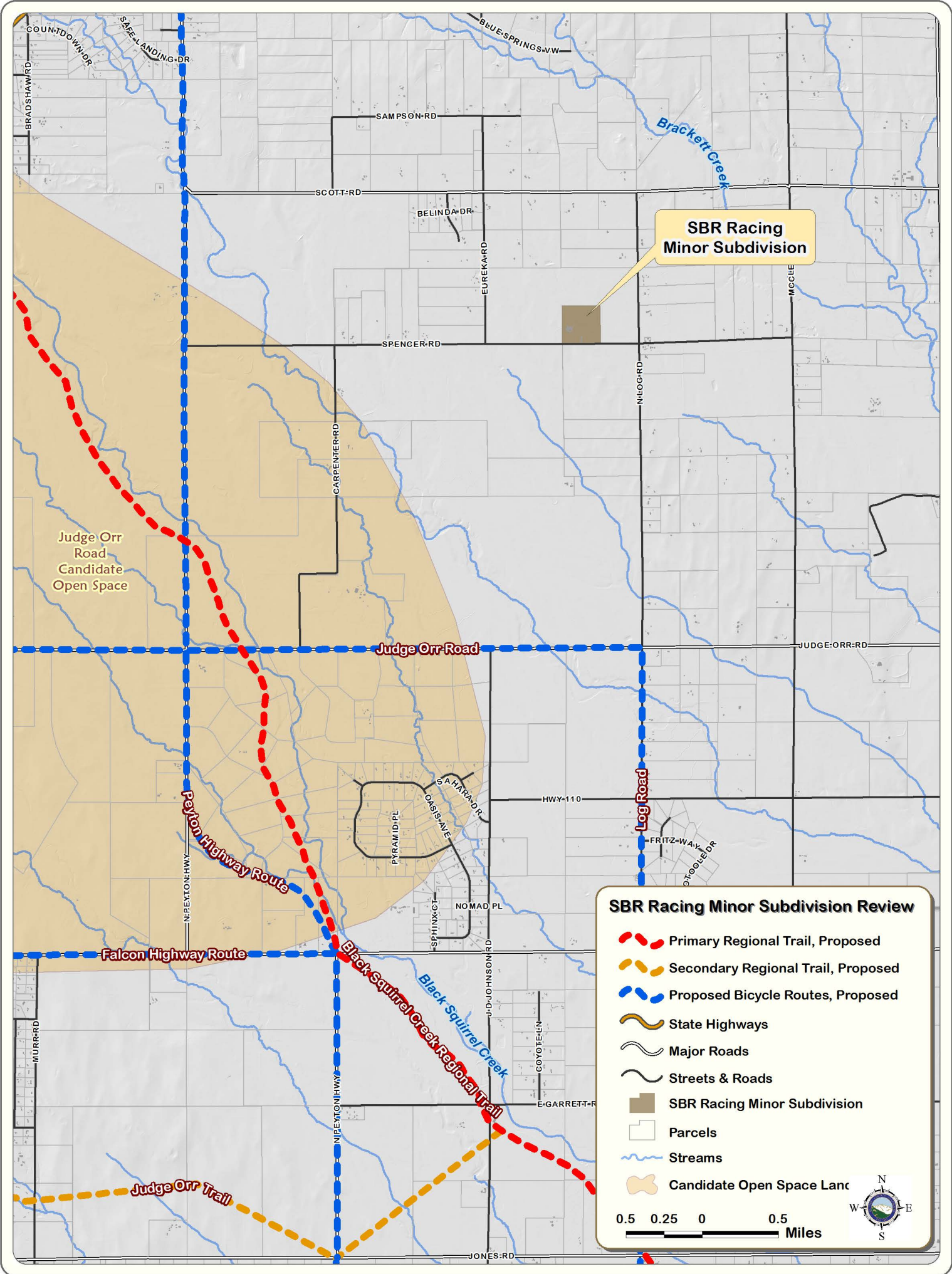
Request for approval by Classic Homes on behalf of Lee Seigel for SBR Racing Minor Subdivision, a two lot minor subdivision totaling 40 acres. The applicant has also requested a concurrent zoning classification change from A-35 to A-5, as well as a special use permit to operate the outdoor amusement center and go-kart racing facility. The property is located on Spencer Road, east of Peyton Highway and north of Judge Orr Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The proposed Judge Orr Road Bicycle Route is located 2 miles south of the project site, while the Peyton Highway Bicycle Routes is located approximately 2.5 miles west of the site. The subject property is not located within any Candidate Open Space, although the Judge Orr Road Candidate Open Space is located approximately 2 miles west of the property.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$814 as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the SBR Racing Minor Subdivision, Rezone, and Special Use Permit include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$814.



**SBR Racing
Minor Subdivision**

Judge Orr
Road
Candidate
Open Space

Judge Orr Road









Peyton Highway Route

Falcon Highway Route

Black Squirrel Creek Regional Trail

Judge Orr Trail

SBR Racing Minor Subdivision Review

-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State Highways
-  Major Roads
-  Streets & Roads
-  SBR Racing Minor Subdivision
-  Parcels
-  Streams
-  Candidate Open Space Land

0.5 0.25 0 0.5
Miles



