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:

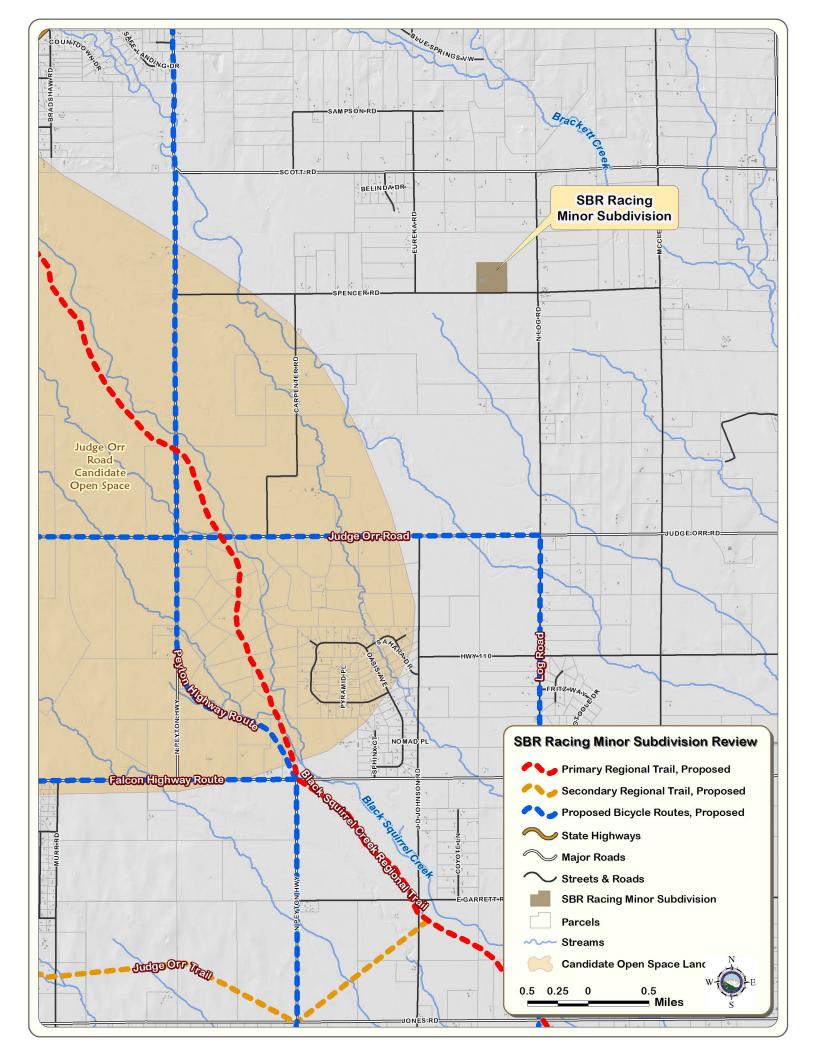
Request for approval by Classic Homes on behalf of Lee Seigel for SBR Racing Minor Subdivision, a two lot minor subdivision totaling 40 acres. The applicant has also requested a concurrent zoning classification change from A-35 to A-5, as well as a special use permit to operate the outdoor amusement 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.



Development Application Permit Review



Community Services Department

Park Operations ~ Planning ~ Recreation / Cultural Services Environmental Services ~ Veterans Services ~ CSU Extension

November 8, 2017

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	SBR Racing Min	or Subdivisio	Application Type:			Minor Subdivision	
DSD Reference #:	MS-17-003			CSD / Parks ID#:	(
					Total Acreage:	40	
Applicant / Owner:		Owner's l	Representative:		Total # of Dwelling		
Lee Seigel		Classic I	2508 W/0449		Gross Density:	0.05	
12755 Thiebaud Lane		Shawn H	Shawn Hoch				
Colorado Springs, CO 80908		-	8605 Explorer Drive, Suite 250 Colorado Springs, CO 80920		Park Region:	4	
		Colorado			Urban Area:	5	
Existing Zoning Coo	de: RR-5	Proposed	Zoning: RF	R-5			
	REC	GIONAL ANI	D URBAN PARK R	REQUIREMEN	NTS		
Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.			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.				
LAND REQUIRE	MENTS			Urban	Density: (1 un	nit / 2.5 acre or greater)	
Regional Parks:	4		Urban Parks Area:	: 5	_		
0.0194 Acres x 2 Dwelling Units = 0.038 acres			Neighborhood:	0.00375 A	cres x 0 Dwelling U	Jnits = 0.00 acres	
			Community:		cres x 0 Dwelling U		
		ļ	Total:			0.00 acre	
FEE REQUIREMI	ENTS						
Regional Parks:	4	1	Urban Parks Area:	5			
\$407.00 / Unit x 2	Owelling Units= \$81	4.00	Neighborhood:	\$83.00 / Unit x 0 Dwelling Units \$129.00 / Unit x 0 Dwelling Units	s = \$0.00		
	8		Community:		its = \$0.00		
			Total:			\$0.00	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

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.

Park Advisory Board Recommendation: Endorsed 11/08/2017