



**EL PASO COUNTY**

**COLORADO**

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**COMMUNITY SERVICES DEPARTMENT**

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

October 27, 2017

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

**Subject: SBR Racing Minor Subdivision, Rezone, and Special Use Permit (MS-17-003)**

Hello Raimere,

The Planning Division of the Community Services Department has reviewed the development application for SBR Racing Minor Subdivision, Rezone, and Special Use Permit, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on November 8, 2017.

This application is a 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."*

Please let me know if you have any questions or concerns.

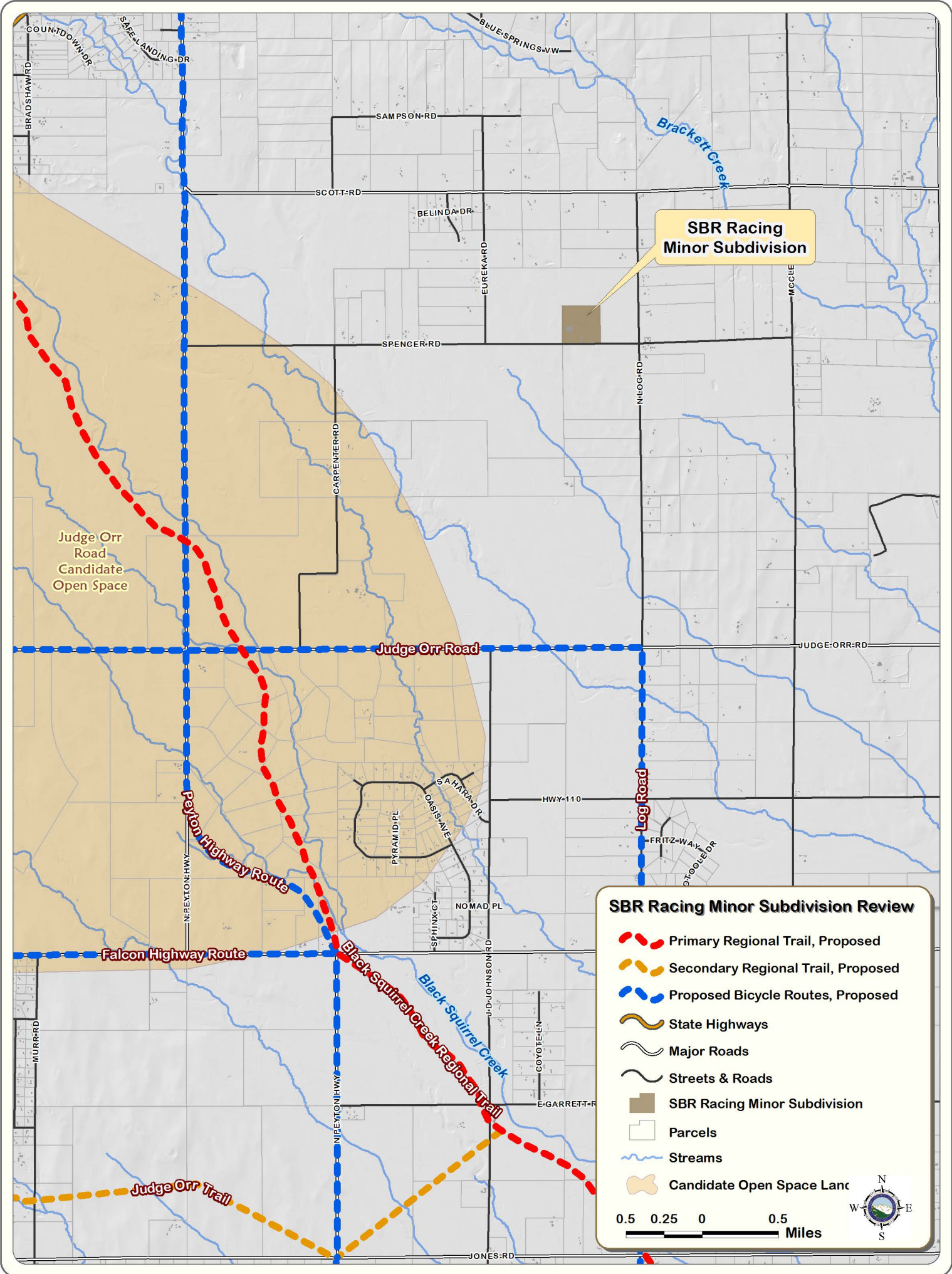
Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

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**SBR Racing  
Minor Subdivision**

Judge Orr  
Road  
Candidate  
Open Space

**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



# 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 Minor Subdivision	Application Type:	Minor Subdivision
DSD Reference #:	MS-17-003	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	40
Lee Seigel	Classic Homes	Total # of Dwelling Units	2
12755 Thiebaud Lane	Shawn Hoch	Gross Density:	0.05
Colorado Springs, CO 80908	8605 Explorer Drive, Suite 250	Park Region:	4
	Colorado Springs, CO 80920	Urban Area:	5

Existing Zoning Code: **RR-5**                      Proposed Zoning: **RR-5**

**REGIONAL AND URBAN PARK REQUIREMENTS**

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.
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**LAND REQUIREMENTS**

Regional Parks:                      4		Urban Density: <input type="checkbox"/> (1 unit / 2.5 acre or greater)
0.0194 Acres x 2 Dwelling Units = 0.038 acres	Urban Parks Area:                      5	
	Neighborhood:                      0.00375 Acres x 0 Dwelling Units =	0.00 acres
	Community:                              0.00625 Acres x 0 Dwelling Units =	0.00 acres
	Total:	0.00 acres

**FEE REQUIREMENTS**

Regional Parks:                      4		Urban Parks Area:                      5
\$407.00 / Unit x 2 Dwelling Units= \$814.00	Neighborhood:                      \$83.00 / Unit x 0 Dwelling Units =	\$0.00
	Community:                              \$129.00 / Unit x 0 Dwelling Units =	\$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: