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December 17, 2020

Ryan Howser
El Paso County Planning & Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Subject: Glen 9 Tract D Plat Amendment (SF-2030)

Ryan,

The Community Services Department has reviewed the Glen 9 Tract D Plat Amendment and has the following final administrative comments on the behalf of El Paso County Parks. This application does not require Park Advisory Board consideration as the board has elected to not consider minor subdivision applications.

The applicant is intending to replat Tract D into two parcels for single family homes. Tract D totals 0.344 acres and the two lots would each be 7,500 sqft. This is consistent with the adjoining land use and zoning.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The developer has entered into an urban park lands agreement for Glen at Widefield Filing No. 9 which provided urban park credits for the construction of recreation trails in the adjoining open space tract. Therefore, this application is not subject to urban park fees. Regional Pak fees will still apply and are outlined below.

Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving the Glen 9 Tract D Plat Amendment include the following condition: Fees in lieu of land dedication for regional park purposes in the amount of \$934 will be required at time of the recording of the final plat. Urban park fees are not required per the Park Lands Agreement for the Glen at Widefield Filing No. 9.

Sincerely,

Jason Meyer
Plannign Supervisor
Community Services Department
JasonMeyer@elpasoco.com



Development Application Permit Review



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

December 17, 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:	Glen 9 Tract D Plat Amendment	Application Type:	Minor Subdivision
PCD Reference #:	SF-2030	Total Acreage:	0.34
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	14.53
Glen Investment Group		Regional Park Area:	4
3 Widefield Blvd		Urban Park Area:	4
Colorado Springs, CO 80911		Existing Zoning Code:	RS-6000
		Proposed Zoning Code:	RS-6000

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.
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LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 2 Dwelling Units = 0.039

Total Regional Park Acres: 0.039

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.01

Community: 0.00625 Acres x 2 Dwelling Units = 0.01

Total Urban Park Acres: 0.02

FEE REQUIREMENTS

Regional Park Area: 4

\$467 / Dwelling Unit x 2 Dwelling Units = \$934

Total Regional Park Fees: \$934

Urban Park Area: 4

Neighborhood: \$116 / Dwelling Unit x 2 Dwelling Units = \$232

Community: \$179 / Dwelling Unit x 2 Dwelling Units = \$358

Total Urban Park Fees: \$590

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Glen 9 Tract D Plat Amendment: Require fees in lieu of land dedication for regional park purposes in the amount of \$934. Urban Park fees are not applicable per the Park Lands Agreement for Glen at Widefield Filing No. 9.

Park Advisory Board Recommendation: N/A