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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

April 18, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Cathedral Rock Commons Commercial Preliminary Plat (SP-221) Final Plat (SF-2210)

Ryan,

The Community Services Department has reviewed the Cathedral Rock Commons Commercial Preliminary and Final Plat application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by YOW Architects on behalf of Big R Stores for final plat approval of Cathedral Rock Commons, a 10 acre, 3-lot commercial tract. The property is on the east side Struthers Road, one mile south of Baptist Road.

The El Paso County Parks Master Plan (2013) identifies the proposed Jackson Creek Primary Regional Trail to the west of the subject property. This route will be accommodated within the public right of way between I-25 and Struthers Road so it would not impact the subject property which is east of Struthers Road.

No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. 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



**Development
Application
Permit
Review**



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

April 14, 2022

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: Cathedral Rock Commons Commercial
PCD Reference #: SP221 & SF2210

Application Type: Prelim. & Final Plat

Total Acreage: 10.23

Total # of Dwelling Units: 0

Applicant / Owner:
 Store Master Funding VIII LLC
 Big R Stores
 100 Big R Street
 Pueblo, CO 81001

Owner's Representative:
 Yow Architects
 Brad Nichols
 115 S. Weber Street Suite 200
 Colorado Springs, CO 80903

Dwelling Units Per 2.5 Acres: 0.00

Regional Park Area: 2

Urban Park Area: 2

Existing Zoning Code: CC

Proposed Zoning Code: CC

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: 2

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: 2

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: 2

\$460 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 2

Neighborhood: \$114 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$176 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS












Staff Recommendation:

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Park Advisory Board Recommendation:

No PAB Endorsement Necessary

Cathedral Rock Commons Preliminary & Final Plat

-  Parks By Other
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  SubjectProperty
-  Parcels
-  EPC_BuildingFootprint
-  Streams
-  Incorporated Areas

