

# Development Application Permit Review



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

**October 10, 2019**

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:** Riverbend Residential Prelim, Final Plat  
**PCD Reference #:** SP-187, SF-1844

**Application Type:** PUD, Final Plat

**Total Acreage:** 53.08

**Total # of Dwelling Units:** 225

**Applicant / Owner:** Avatar Fountain LP  
 6800 Jericho Turnpike, Suite 120W  
 Syosset, NY 11791

**Owner's Representative:** Caramount Engineering  
 Po Box 221  
 Woodland Park, CO 80866

**Dwelling Units Per 2.5 Acres:** 10.60

**Regional Park Area:** 4

**Urban Park Area:** 4

**Existing Zoning Code:** PUD

**Proposed Zoning Code:** RS5000

**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: 4**

0.0194 Acres x 225 Dwelling Units = 4.365  
**Total Regional Park Acres: 4.365**

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

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 225 Dwelling Units = 0.84  
 Community: 0.00625 Acres x 225 Dwelling Units = 1.41  
**Total Urban Park Acres: 2.25**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$456 / Dwelling Unit x 225 Dwelling Units = \$102,600  
**Total Regional Park Fees: \$102,600**

**Urban Park Area: 4**

Neighborhood: \$113 / Unit Acres x 225 Dwelling Units = \$25,425  
 Community: \$175 / Unit Acres x 225 Dwelling Units = \$39,375  
**Total Urban Park Fees: \$64,800**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing (Preliminary Plan, Filing No. 1, Filing No. 2) include the following conditions; (1) require fees in lieu of land dedication for regional park purposes in the amount of \$102,600 and urban park fees in the amount of \$64,800; (2) Parks staff strongly encourages the applicant to provide a pocket park or other recreation amenity within the subdivision.

**Park Advisory Board Recommendation:**

**N/A Second Review**