

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 10, 2019

Len Kendall  
Project Manager  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: HCD Rezone to CS (CS-19-01)**

Good Afternoon Len,

The Planning Division of the Community Services Department has reviewed the HCD rezoning application and has the following comments on behalf of El Paso County Parks.

The project site is located in the southeast corner of the S. Powers Road and E. Platte Road interchange. The 7.13 acre site is currently zoned C-2 (Commercial). The applicant is seeking approval to rezone the property to Commercial Services (CS).

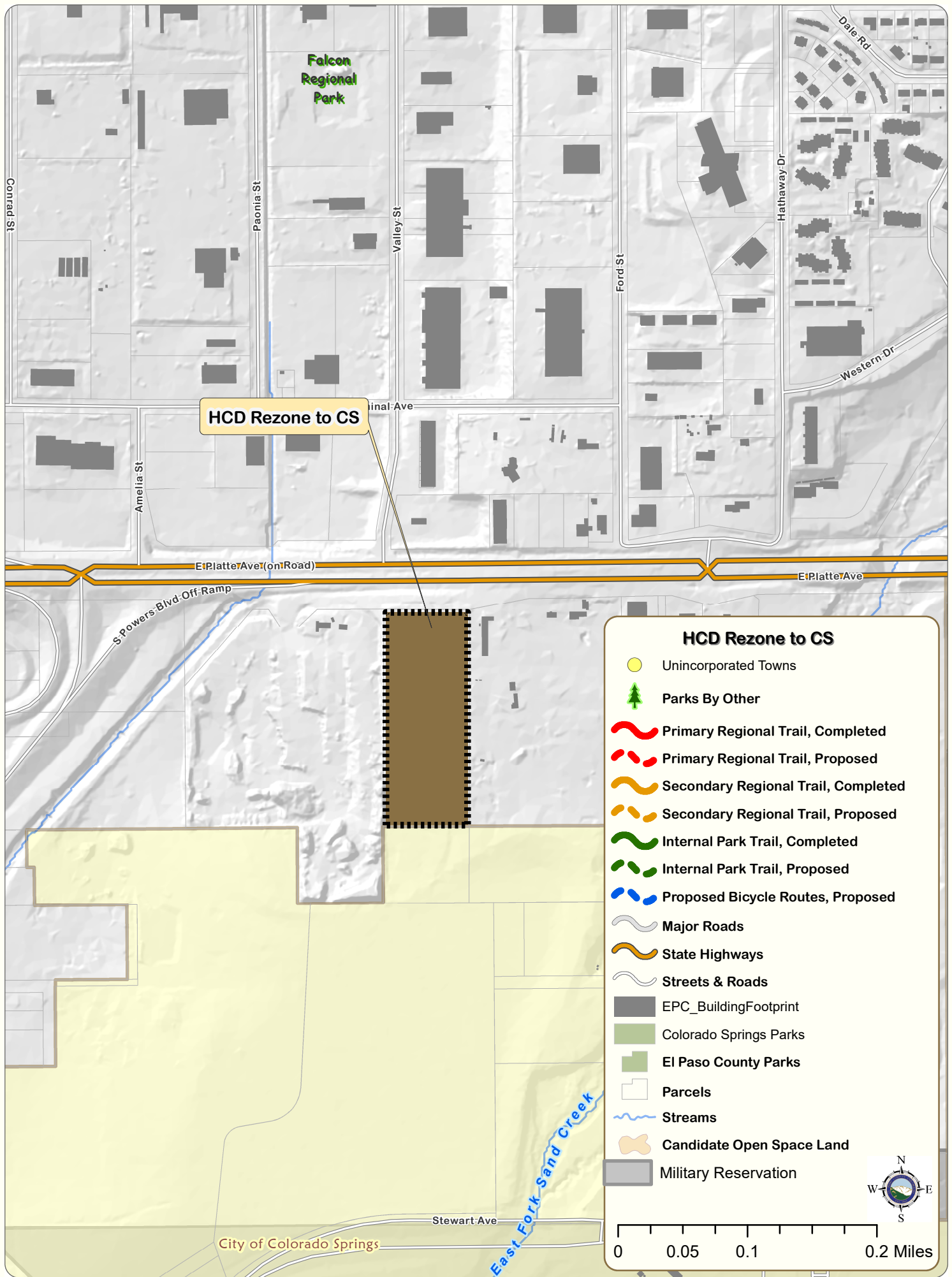
The 2013 El Paso County Parks Master Plan shows no parks or trails impacted by the proposed development. The closest park is the City of Colorado Springs Heights Park located approximately 1 mile southwest of the site. Commercial lots will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

Paul Whalen  
Landscape Architect  
Planning Division  
Community Services Department  
[PaulWhalen@elpasoco.com](mailto:PaulWhalen@elpasoco.com)





Development  
Application  
Permit  
Review



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

May 6, 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:	HCD Rezone to CS	Application Type:	Rezone
PCD Reference #:	CS-19-001	Total Acreage:	7.13
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
HCD Properties LLC	T-Bone Construction Inc.	Regional Park Area:	4
Brian Olson	Darin Weiss	Urban Park Area:	5
2435 Majestic Plains Court	1310 Ford Street	Existing Zoning Code:	C-2
Colorado Springs, CO 80915	Colorado Springs, CO 80915	Proposed Zoning Code:	CS

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		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 5		
0.0194 Acres x 0 Dwelling Units = 0.000		Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00
Total Regional Park Acres: 0.000		Community:	0.00625 Acres x 0 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 4		Neighborhood:		\$113 / Dwelling Unit x 0 Dwelling Units = \$0
\$456 / Dwelling Unit x 0 Dwelling Units = \$0		Community:		\$175 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Rezoning does not require PAB Consideration.

Park Advisory Board Recommendation:

PAB Endorsement is NOT Required.