

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

February 22, 2022

Kari Parsons  
Project Manager  
El Paso County Development Services Department

**Subject: Citizen on Constitution Final Plat – (SF-226)**

Kari,

The Community Services Department has reviewed Citizen on Constitution Final Plat and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on March 9, 2022 and its recommendation provided after the meeting.

This is a request by The Garrett Companies on behalf of Feathergrass Investments. The applicant is seeking approval of the 12.26 acre Citizen on Constitution Final Plat. This is a one lot replat of Tract M and N of Urban Collection at Palmer Village.

The project is located at the southwest corner of Constitution and Marksheffel. This project includes a single lot and tract for a 226-unit multifamily development in the RM-30 district. The plan will include two 3-story buildings with detached garages, surface parking, indoor / outdoor recreation amenities, and open spaces.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route borders the east side of the project. The City of Colorado Springs' Rock Island Trail is located approximately 0.5 miles west of the site, at a location where the trail crosses Constitution Avenue, while another proposed City of Colorado Springs trail is located immediately north of the project site. The project is not located within any Candidate Open Space.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional and urban park purposes. Again, this application is scheduled for El Paso County Park Advisory Board consideration on March 9th and its recommendation will be provided after the meeting.



**Recommended Motion (Final Plat):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Citizen on Constitution Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$103,960, and urban park fees in the amount of \$65,540.

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

**Development  
Application  
Permit  
Review**



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

**March 9, 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.

<b>Name:</b>	Citizen on Constitution Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-226	<b>Total Acreage:</b>	12.26
		<b>Total # of Dwelling Units:</b>	226
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	46.08
Feathergrass Investments LLC	Kimley-Horn & Associates	<b>Regional Park Area:</b>	2
Kenneth Driscoll	Ramire Fitzpatrick	<b>Urban Park Area:</b>	3
4715 N. Chestnut Street	2 North Nevada Avenue, Suite 300	<b>Existing Zoning Code:</b>	CS CADO
Colorado Springs, CO 80907	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RM30

**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 226 Dwelling Units = 4.384  
**Total Regional Park Acres: 4.384**

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

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 226 Dwelling Units = 0.85  
 Community: 0.00625 Acres x 226 Dwelling Units = 1.41  
**Total Urban Park Acres: 2.26**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 226 Dwelling Units = \$103,960  
**Total Regional Park Fees: \$103,960**

**Urban Park Area: 3**

Neighborhood: \$114 / Dwelling Unit x 226 Dwelling Units = \$25,764  
 Community: \$176 / Dwelling Unit x 226 Dwelling Units = \$39,776  
**Total Urban Park Fees: \$65,540**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Citizen on Constitution Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$103,960, and urban park fees in the amount of \$65,540.

**Park Advisory Board Recommendation:**

