

COMMUNITY SERVICES DEPARTMENT

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

October 01, 2020

Lindsay Darden
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Highway 94 and Curtis Road Map Amendment (CS-203)

Lindsay,

The Community Services Department has reviewed the development application for the Highway 94 and Curtis Road Map Amendment on behalf of El Paso County Parks. Staff acknowledges that three paragraphs were added to the end of the Letter of intent to support zoning change. Also, adjacent land owners were added to the Zoning Map and a corrected legal description has been made to the Zoning Map. The lot size and zoning change remains unchanged. Because this is a minor change, no Park Advisory Board endorsement is necessary.

This development application was presented and endorsed by the Park Advisory Board on August 12, 2020. One of the recommendations was to dedicate a 25-foot trail easement along the north side of the property that would allow for public access, construction, and maintenance of the proposed Highway 94 Secondary Regional Trail. This trail easement is not shown on the submitted plans yet, so the recommended motion will be reiterated as shown bold following the previously presented language.

Request for approval by Land Development Consultants on behalf of Landview, LLC, for Highway 94 and Curtis Road Commercial Rezone. This site is located southeast of the intersection of US Highway 94 and Curtis Road. It is vacant range land surrounded by a variety of uses, from a mobile home park on the south to rural residential and agricultural uses. Surrounding zones are mainly County RR-5, with one exception being the 4.16 acre parcel at the Northeast corner of Highway 94 and Curtis Road being zoned CC, Commercial Community.

The owner's property consists of a total of 96.089 acres and is currently zoned RR-5. Their request is to rezone 35 acres of the property to the CS zone. This will allow them to build a commercial building for their City Link Trucking Company.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Highway 94 Tier II Regional Trail alignment runs along the south side of Highway 94 and is adjacent to the north edge of the subject property. Other nearby trails and routes not impacted by the project include the proposed Highway 94 Bicycle Route which runs along the south side of Highway



94. The proposed Curtis Road bicycle route alignment runs along Curtis Road. Both bicycle routes are in the public right of way and would not be impacted by the proposed development. The property is not located within any candidate open space land.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the north side of the rezoned parcel that allows for the construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Highway 94 Rezone: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. (2) Designate and provide to El Paso County a 25-foot trail easement along the north side of the subject property that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail.

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

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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:	Highway 94 & Curtis Road Rezone	Application Type:	Rezone
PCD Reference #:	CS-203	Total Acreage:	35.11
		Total # of Dwelling Units:	0
Applicant / Owner:	1 Owner's Representative:	Dwelling Units Per 2.5 Acres:	N/A
LAND VIEW, LLC	LAND DEVELOPMENT CONSULTANTS, INC.	Regional Park Area:	
Ernesto Garcia Armendariz	Daniel L. Kupferer	Urban Park Area:	
2908 E. Gunnison Street	3898 Maizeland Road	Existing Zoning Code:	RR-5
Colorado Springs, CO 80909	Colorado Springs, CO 80909	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.

LAND REQUIREMENTS

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

Regional Park Area: 4

0.0194 Acres x 0 Dwelling Units = 0.000

Total Regional Park Acres: 0.000

Urban Park Area: 5

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:

\$467 / Dwelling Unit x 0 Dwelling Units = \$0

Total Regional Park Fees: \$0

Urban Park Area:

Neighborhood: \$116 / Dwelling Unit x 0 Dwelling Units = \$0

Community: \$179 / Dwelling Unit x 0 Dwelling Units = \$0

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Highway 94 Rezone: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. (2) Designate and provide to El Paso County a 25-foot trail easement along the north side of the subject property, that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail.

Park Advisory Board Recommendation: PAB Endorsed 08-12-2020

