

# Development Application Permit Review



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

July 11, 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.

<b>Name:</b>	Tanja Curtis Minor Subdivision	<b>Application Type:</b>	RR-5
<b>PCD Reference #:</b>	MS-19-05	<b>Total Acreage:</b>	37.11
		<b>Total # of Dwelling Units:</b>	2
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.13
1920 E Baptist Rd LLC	Forsgren Associates LLC	<b>Regional Park Area:</b>	2
Barry Curtis	Conner Burba	<b>Urban Park Area:</b>	1
1920 E Baptist Rd	56 Inverness Drive East, Ste 112	<b>Existing Zoning Code:</b>	RR-5
Monument, CO 80132	Englewood, CO 80112	<b>Proposed Zoning Code:</b>	N/A

**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**

**Regional Park Area: 2**

0.0194 Acres x 2 Dwelling Units = 0.039

**Total Regional Park Acres: 0.039**

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 1**

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00

Community: 0.00625 Acres x 2 Dwelling Units = 0.00

**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$456 / Dwelling Unit x 2 Dwelling Units = \$912

**Total Regional Park Fees: \$912**

**Urban Park Area: 1**

Neighborhood: \$113 / Dwelling Unit x 2 Dwelling Units = \$0

Community: \$175 / Dwelling Unit x 2 Dwelling Units = \$0

**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of the Tanja Curtis Minor Subdivision include the following conditions: (1) Show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the southern boundary that allows for the construction and maintenance of the Fox Run Regional Trail; (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$912.

**Park Advisory Board Recommendation:** PAB Endorsed 7/10/2019