

Development Application Permit Review



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

June 29, 2021

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:	Crowe Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS 215	Total Acreage:	20.00
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.38
		Regional Park Area:	2
		Urban Park Area:	1
Michael, Ruth, & Robert Crowe	MVE Inc.	Existing Zoning Code:	RR-5
15980 Roller Coaster Road	1903 Lelaray Street	Proposed Zoning Code:	RR-5
Colorado Springs, CO 80921	Colorado Springs, CO 80909		

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): **NO**

Regional Park Area: 2

0.0194 Acres x 3 Dwelling Units = 0.058

Total Regional Park Acres: 0.058

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 3 Dwelling Units = 0.00

Community: 0.00625 Acres x 3 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380

Total Regional Park Fees: \$1,380

Urban Park Area: 1

Neighborhood: \$114 / Dwelling Unit x 3 Dwelling Units = \$0

Community: \$176 / Dwelling Unit x 3 Dwelling Units = \$0

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Crowe Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.

Park Advisory Board Recommendation: N/A