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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 19, 2020

Ryan Howser  
Planner  
El Paso County Planning & Community Development

**Subject: McLaughlin Road Plat Amendment (SF-2022)**

Ryan,

The Community Services Department has reviewed the development application for the McLaughlin Road Plat Amendment, and is providing the following final comments on behalf of El Paso County Parks:

This request is to replat the current property at 7615 McLaughlin Road into three separate parcels: Lot#1 (34,796 sf) for future commercial development, Lot#2 (34,633 sf) for future commercial development, and Tract A (1,886 sf) intended for access to the west end of the existing shopping center.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed replat. The proposed Woodmen Road Bicycle Route is located approximately 600 feet south of the property. This bicycle route will be within the right-of-way of Woodmen Road. The proposed Eastonville Regional Trail is located 500 feet north of the subject property. Neither of these trails will be affected by the replat.

Urban and regional park fees do not apply to this project because it is commercial. The Park Advisory Board has elected not to review minor development applications, so these comments are being provided administratively.

**Staff Recommendation:**

*Recommend to the Planning Commission and Board of County Commissioners approval of the McLaughlin Road Plat Amendment.*



Please let me know if you have any questions or concerns.

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

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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:	McLaughlin Road Plat Amendment	Application Type:	Final Plat
PCD Reference #:	SF-2022	Total Acreage:	1.64
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
T-Bone Construction	T-Bone Construction	Regional Park Area:	2
Mike Thibault	Darin Weiss	Urban Park Area:	3
1310 Ford Street	1310 Ford Street	Existing Zoning Code:	CR
Colorado Springs, CO 80915	Colorado Springs, CO 80915	Proposed Zoning Code:	CR

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 ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 3		
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: 3		
Regional Park Area: 2		Neighborhood:		\$116 / Dwelling Unit x 0 Dwelling Units = \$0
\$467 / Dwelling Unit x 0 Dwelling Units = \$0		Community:		\$179 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Park Advisory Board Recommendation: No PAB Endorsement Necessary

