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## DEPARTMENT OF COMMUNITY SERVICES

May 9, 2023

Ashlyn Mathy  
Project Manager  
El Paso County Development Services Department

### **Subject: Crawford Ave Multifamily Plot Plan Review (PPR2257)**

Ashlyn,

The Community Services Department has reviewed the Crawford Ave. Multi-Family Final Plat application and is providing the following comments on behalf of El Paso County Parks. The final plat application for this property was presented to the Park Advisory Board and endorsed on April 12, 2023. Since the plan has not changed with regards to park fees, trails, or open space the comments will remain the same as noted below.

*This is a request by Kimley-Horn Associates on behalf of Aime Ventures, LLC for endorsement of the Crawford Ave. Multi Family Final Plat. The property is part of the Fountain Valley Ranch Sketch Plan which dates back to 1986 and covers a 415 acre area of commercial, office, and residential land uses. The subject property is a 1.16 acre lot on the northwest corner of Grinnell Street and Crawford Ave. The applicant intends to develop two (2) story buildings on the site which will include 22 multifamily units. The proposed development will include landscaping, open space, and surface parking.*

*The El Paso County Parks Master Plan (2013) identifies the proposed Grinnell Boulevard Secondary Regional Trail 400' to the east of the tract. This route will be accommodated on the east side of Grinnell Boulevard and will not impact the proposed development. The project is not located within any Candidate Open Space.*

*Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.*

### **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 Crawford Ave Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$10,120, and urban park fees in the amount of \$6,380.*

Sincerely,

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

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**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

Park Operations - Environmental Services - Recreation / Cultural Services

April 12, 2023

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>	Crawford Ave Multifamily Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF235	<b>Total Acreage:</b>	1.16
		<b>Total # of Dwelling Units:</b>	22
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	47.41
Aime Ventures LLC	Kimley-Horn Associates	<b>Regional Park Area:</b>	4
Christel Aime	Raimere Fitzpatrick	<b>Urban Park Area:</b>	4
1900 E Pikes Peak Ave, Suite 3	2 North Nevada Ave, Suite 300	<b>Existing Zoning Code:</b>	CC
Colorado Springs, CO 80909	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: 4**

0.0194 Acres x 22 Dwelling Units = 0.427  
**Total Regional Park Acres: 0.427**

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

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 22 Dwelling Units = 0.08  
 Community: 0.00625 Acres x 22 Dwelling Units = 0.14  
**Total Urban Park Acres: 0.22**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$460 / Dwelling Unit x 22 Dwelling Units = \$10,120  
**Total Regional Park Fees: \$10,120**

**Urban Park Area: 4**

Neighborhood: \$114 / Dwelling Unit x 22 Dwelling Units = \$2,508  
 Community: \$176 / Dwelling Unit x 22 Dwelling Units = \$3,872  
**Total Urban Park Fees: \$6,380**

**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 Crawford Ave Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$10,120, and urban park fees in the amount of \$6,380.

Park Advisory Board Recommendation:


**PAB Endorsed 04-12-2023**

# Crawford Ave Multifamily Plot Plan Review

 Secondary Regional Trail, Proposed

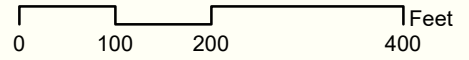
 Major Roads

 Streets & Roads

 Subject Property

 Parcels



 Feet  
0 100 200 400

