

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

August 2, 2022

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Owl Place Commercial Rezone (CR221)

Kylie,

The Community Services Department has reviewed the Owl Place Commercial Rezone application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by Baseline Engineering, on behalf of James & Mary Hagen to rezone 4.6 acres from RR-5 (Rural Residential) to CS (Commercial Service). The property is located in the Falcon area, northwest of the intersection of Meridian Road and Eastonville Road, directly north of Falcon Marketplace. The site will be accessed from a planned round-about located directly south of the parcel. The client is considering potential quick-service restaurant, C-Store, and car wash developers for the site.

The El Paso County Parks Master Plan (2013) identifies a proposed bicycle route along Meridian Road running north and south. This bicycle route will be accommodated within the right of way and would not be impacted by the project. The proposed Eastonville Primary Regional Trail is shown to the west of the subject property. This is the beginning of the Eastonville Primary Regional Trail that extends to the east. This trail would not be impacted because it is on the east side of Meridian Road.

No regional park fees are recommended, as the Board of County Commissioners 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.

Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Owl Place Commercial Rezone: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.



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:	Owl Place Commercial Rezone	Application Type:	Rezone
PCD Reference #:	CR221	Total Acreage:	4.61
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
		Regional Park Area:	2
James & Mary Hagan	Baseline Engineering	Urban Park Area:	3
2831 Tecumseh Road	1046 Elkton Drive	Existing Zoning Code:	RR-5
Colorado Springs, CO 80920	Colorado Springs, CO 80907	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

Regional Park Area: 2

0.0194 Acres x 0 Dwelling Units = 0.000
Total Regional Park Acres: 0.000

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

Urban Park Area: 3

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: 2

\$460 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$176 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Owl Place Commercial Rezone: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.

Park Advisory Board Recommendation:

No PAB endorsement necessary

Owl Place Commercial Rezone

- SubjectProperty
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 100 200 400 Feet



Subject Property

