

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

May 2, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: McDaniels Rezone (P-226)

Ryan,

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

This is a request by William Guman & Associates behalf of Z Investments LLC to the rezone a 40 acre parcel from A-35 to RR-5. The 22755 McDaniels Road property for this Final Plat application is located in El Paso County in Peyton, CO, approximately 22 miles east of downtown Colorado Springs, situated west of North Log Road and south of McDaniels Road. The site is bordered by McDaniels Road to the north. It is approximately 700 feet west of North Log Road, 1 mile west of North Ellicott Highway and 1 mile north of state highway 94.

The applicant proposes to develop the site as four (4) new lots. One lot has an existing house, the new 4-lot subdivision will relocate the existing home's driveway to the east. This will allow the development of four equally sized lots for the residents. The three (3) proposed residences will have driveways off McDaniels Road for access.

The 2013 County Parks Master Plan does not show any facilities impacted by the rezone. The proposed Log Road Bicycle Route is shown east of the property. This trail would not be impacted by the development as it will be accommodated within the public right-of-way.










Required El Paso County Park fees will be calculated upon future submittal of final plat(s). At the time of this review, the 2022 estimated park fees for 4 dwelling units would total \$1,840 in regional park fees. Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



**McDaniels Road
Rezone**

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

0 500 1,000 2,000 Feet



22755 McDaniels Road

McDaniels Rd

N ELlicott HWY

Dragoo Pt

N Ellicott Hwy

Ellicott

STATE HIGHWAY 94

Hwy 94

Highway 94 Regional Trail

Highway 94 Route

Village Main St

Mayberry Dr

N Log Rd

S Log Rd

Ian Vw

Ellicott Highway

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:	McDaniels Rezone	Application Type:	Rezone
PCD Reference #:	P-226	Total Acreage:	40.00
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.25
Z Investments, LLC	William Guman & Associates	Regional Park Area:	2
Greg Zindorf	Bill Guman	Urban Park Area:	5
209 S. 21st Street	731 North Webber Street	Existing Zoning Code:	A-35
Colorado Springs, CO 80904	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-5

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 (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 5		
0.0194 Acres x 4 Dwelling Units = 0.078		Neighborhood:	0.00375 Acres x 4 Dwelling Units =	0.00
Total Regional Park Acres: 0.078		Community:	0.00625 Acres x 4 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 4 Dwelling Units =	\$0
\$460 / Dwelling Unit x 4 Dwelling Units = \$1,840		Community:	\$176 / Dwelling Unit x 4 Dwelling Units =	\$0
Total Regional Park Fees: \$1,840		Total Urban Park Fees:		\$0

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 McDaniels Road Rezone: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.
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Park Advisory Board Recommendation: No PAB Endorsement Necessary