



EL PASO COUNTY

COLORADO

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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 23, 2020

Rad Dickson
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Rangley Replat Lot Line Adjustment (SF-20-021)

Hello Rad,

The Park Operations Division of the Community Services Department has reviewed the development application for the Rangley Replat Lot Line Adjustment, and is providing the following final comments on behalf of El Paso County Parks:

Residing within the Sun Hills Subdivision, which was platted in the late 1950s, the Rangley Replat consists of 2 residential lots totaling approximately 10.10 acres, with a minimum lot size of approximately 5.04 acres. The property is located east of Glen Eagle Drive and south of Baptist Road, east of the former Glen Eagle Golf Course.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed replat. The proposed Jackson Creek Primary Regional Trail is located approximately 1.5 miles west of the project location, while Smith Creek Secondary Regional Trail is located approximately 0.25 mile east of the site. The proposed Baptist Road Bicycle Route is located 0.75 mile to the north. The project site is not located within any Candidate Open Space areas but is located approximately 0.50 mile southwest of the Fox Run Grasslands Candidate Open Space. It is worth noting that the project site lies approximately 725 feet from the Smith Creek Preble's Meadow Jumping Mouse protection buffer.

According to the El Paso County Land Development Code, if a plat amendment does not result in an increase in residential density proposed as a result of the increase acreage of the parcel that is being enlarged or modified (Land Development Code Section 8.5.2(D)(5)(b)(iii), no park fees may be assessed. Regarding this development application, since both parcels contain an existing dwelling unit, and no additional dwelling units will be added due to the minor adjustment in property lines, this application does not warrant park fees in lieu of land dedication, nor does it require park lands or trail easement dedications.



The Park Advisory Board has elected not to review and endorse minor subdivision or minor plat amendment applications, so these comments are being provided administratively.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long horizontal flourish extending to the right.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com