



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

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

July 31, 2018

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

Subject: Settlers Ranch Filing No. 2C Final Plat (SF-18-018)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Settlers Ranch Filing No. 2C Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on August 8, 2018.

Settlers Ranch Filing No. 2C Final Plat consists of 11 single-family residential lots on 109.59 acres, with a minimum lot size of 2.5 acres. The property is zoned Planned Unit Development (PUD), and is located north of Hodgen Road, west of Stepler Road, and south of the Walden Preserve Subdivision. The property is located within the Black Forest Preservation Plan area.

The Settlers Ranch Filing No. 2 Master Plat, whose purpose was to outline the phased development of 43 single-family lots on 162.5 acres, was approved in 2013. Settlers Ranch Filing No. 2A was approved in 2013, while Filing No. 2B was approved in 2015 with 7 residential lots on 19.5 acres and a 109.59 acre tract to be subdivided at a later date as Settlers Ranch Filing No. 2C. Furthermore, Filing No. 2C contains two tracts totaling 76.04 acres that will also be platted at a later date.

The 2013 El Paso County Parks Master Plan shows two primary regional trails located immediately adjacent to the boundaries of Settlers Ranch Filing No. 2C. The Fox Run Regional Trail runs east-west on the north side of Hodgen Road, adjacent the southern boundary of Filing No. 2C, while the Cherry Creek Regional Trail is located within open space tracts in Filing No. 2A, located west of and directly adjacent to Filing No 2C. Note #28 on the Settlers Ranch Filing No. 2A Final Plat states that a public trail easement will be provided to El Paso County within Tracts A and B for the purpose of constructing and maintaining the Cherry Creek Regional Trail. The Fox Run Regional Trail along Hodgen Road will be accommodated within land purchased with El Paso County PPRTA funds and identified as Parcel 17A.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$4,730, as shown in the attached Subdivision Review Form.

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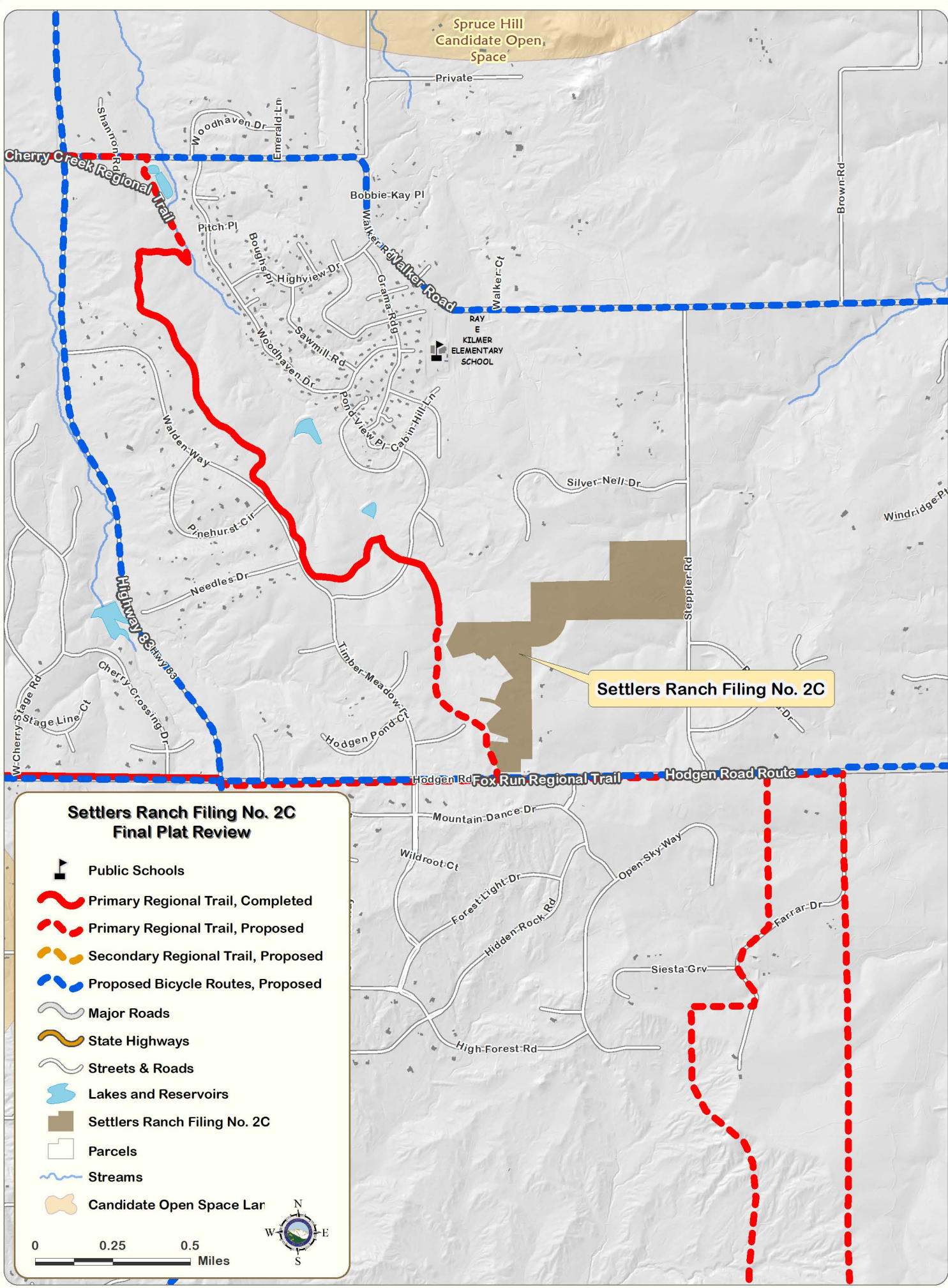
Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of Settlers Ranch Filing No. 2C include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$4,730.

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

Sincerely,

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

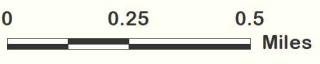


Spruce Hill Candidate Open Space
 Private
 Woodhaven Dr
 Emerald Ln
 Bobbie-Kay Pl
 Walker Rd
 Walker Ct
 Brown Rd
 Pitch Pl
 Boughs Pl
 Highview Dr
 Grana Rd
 RAY E KILMER ELEMENTARY SCHOOL
 Walker Rd
 Walker Ct
 Woodhaven Dr
 Sawmill Rd
 Pond View Pl
 Cabin Hill Ln
 Silver Nell Dr
 Windridge Pl
 Steppier Rd
 Walden Way
 Pnehurst Ct
 Needles Dr
 Timber Meadow Ct
 Hodgen Pond Ct
 Hodgen Rd
 Fox Run Regional Trail
 Hodgen Road Route
 Mountain Dance Dr
 Wildroot Ct
 Forest Light Dr
 Hidden Rock Rd
 Open Sky Way
 Siesta Grv
 Farrar Dr
 High Forest Rd
 Cherry Creek Regional Trail
 Highway 83 Hwy 83
 W Cherry Stage Rd
 Stage Line Ct
 Cherry Crossing Dr
 W Walden Way
 W Cherry Stage Rd

Settlers Ranch Filing No. 2C

**Settlers Ranch Filing No. 2C
Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes and Reservoirs
-  Settlers Ranch Filing No. 2C
-  Parcels
-  Streams
-  Candidate Open Space Lar



Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

August 8, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Settlers Ranch Filing No. 2C Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-018	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	109.59
Hodgen Settlers Ranch, LLC	JPS Engineering	Total # of Dwelling Units	11
Mark Davis	John Schwab	Gross Density:	0.10
P.O. Box 1488	19 East Willamette Avenue	Park Region:	2
Monument, CO 80132	Colorado Springs, CO 80903	Urban Area:	1

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Urban Density: (1 unit / 2.5 acre or greater)

Regional Parks: **2**
0.0194 Acres x 11 Dwelling Units = 0.213 acres

Urban Parks Area:	1
Neighborhood:	0.00375 Acres x 0 Dwelling Units = 0.00 acres
Community:	0.00625 Acres x 0 Dwelling Units = 0.00 acres
Total:	0.00 acres

FEE REQUIREMENTS

Regional Parks: **2**
\$430.00 / Unit x 11 Dwelling Units = \$4,730.00

Urban Parks Area:	1
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units = \$0.00
Community:	\$165.00 / Unit x 0 Dwelling Units = \$0.00
Total:	\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of Settlers Ranch Filing No. 2C Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$4,730.00.

Park Advisory Board Recommendation: