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## COMMUNITY SERVICES DEPARTMENT

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

June 5, 2019

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

**Subject: Abert Ranch Subdivision Final Plat (SF-19-011)**

Hello Kari,

The Planning Division of the Community Services Department has reviewed the development application for Abert Ranch Subdivision 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 June 12, 2019.

Abert Ranch Subdivision is a 10 residential lot subdivision totaling 40.40 acres, with a minimum lot size of 2.63 acres. The property, recently rezoned RR-2.5, is located north of the intersection of Stepler Ranch Road and Abert Ranch Drive, and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Walker Road Bicycle Route is located approximately 0.65 mile north of the property, while the proposed Fox Run Primary Regional Trail and Hodgen Road Bicycle Route are both located approximately 0.50 mile to the south. The existing Cherry Creek Primary Regional Trail is located approximately 0.35 mile to the west, currently within Walden Preserve. The property is not located within any candidate open space land. As the property is not zoned PUD, the subdivision is not required to meet the 10% open space requirement.

As no park land or trail easements 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 \$4,560 as shown on the attached Subdivision Review Form.

### Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Abert Ranch Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$4,560.

200 S. CASCADE AVENUE, SUITE 100  
OFFICE: (719) 520-7276  
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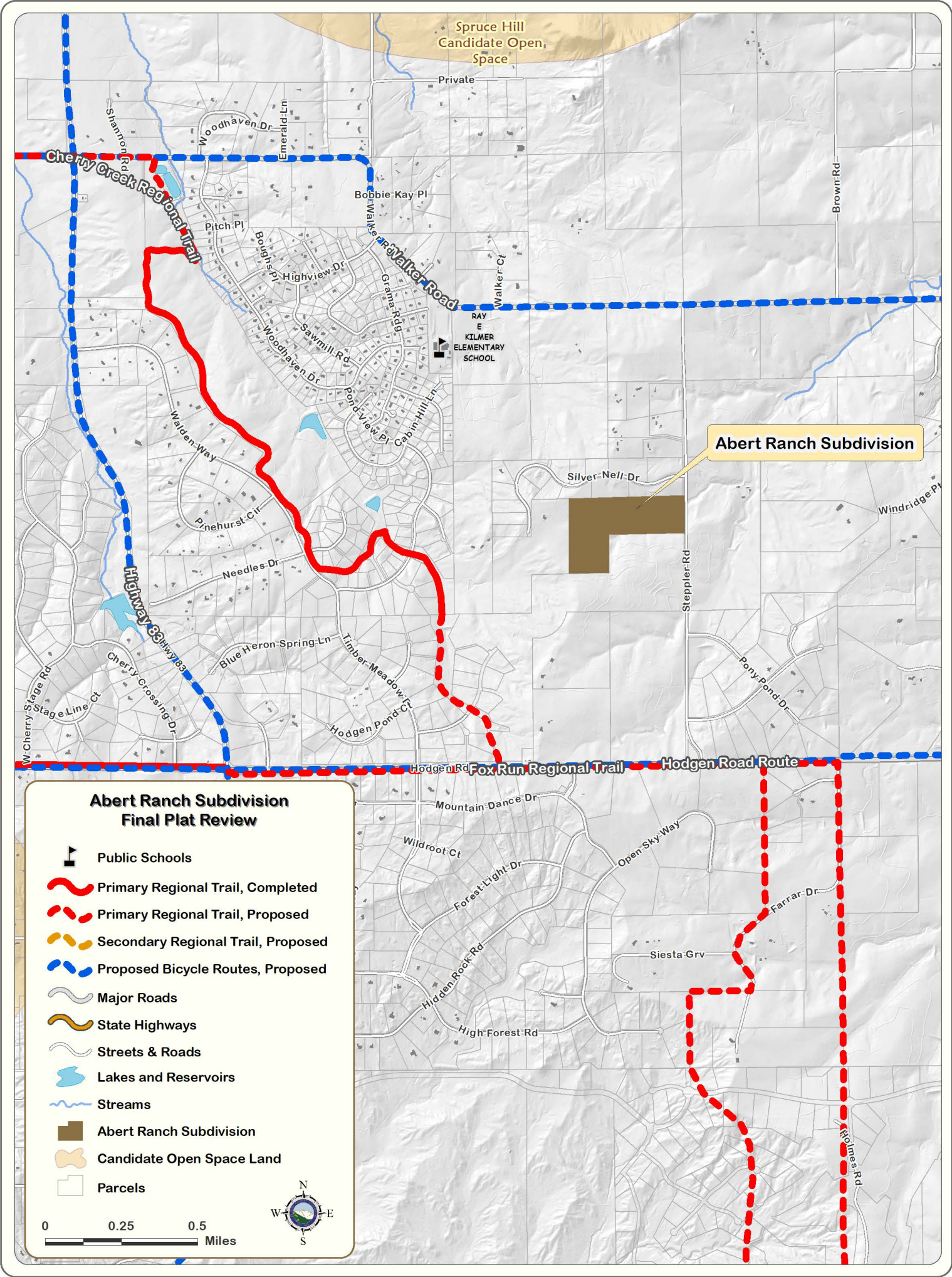


COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397

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](mailto:rosswilliams@elpasoco.com)



Spruce Hill  
Candidate Open,  
Space

Private

Bobbie-Kay Pl

RAY  
E  
KILMER  
ELEMENTARY  
SCHOOL

Abert Ranch Subdivision

Silver-Nell-Dr

Steppier-Rd

Windridge Pt

Pony-Pond-Dr

Hodgen Rd Fox Run Regional Trail Hodgen Road Route

Mountain-Dance-Dr

Wildroot Ct

Forest-Light-Dr

Open-Sky-Way

Siesta Grv

Hidden-Rock-Rd

High-Forest-Rd

Farrar-Dr

Hollies-Rd

**Abert Ranch Subdivision  
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



Streams



Abert Ranch Subdivision



Candidate Open Space Land



Parcels



# Development Application Permit Review



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

**June 12, 2019**

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>	Abert Ranch Subdivision Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-19-011	<b>Total Acreage:</b>	40.40
		<b>Total # of Dwelling Units:</b>	10
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.62
BF Ranch Trust 2015	Jerome W. Hannigan and Associates, Inc.	<b>Regional Park Area:</b>	2
Eric Leffler, Trustee	Jerry Hannigan	<b>Urban Park Area:</b>	1
4510 Ford Drive	19360 Spring Valley Road	<b>Existing Zoning Code:</b>	RR-2.5
Colorado Springs, CO 80903	Monument, CO 80132	<b>Proposed Zoning Code:</b>	RR-2.5

**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.

**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 10 Dwelling Units = 0.194  
**Total Regional Park Acres: 0.194**

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

**Urban Park Area: 1**

Neighborhood: 0.00375 Acres x 10 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 10 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$456 / Dwelling Unit x 10 Dwelling Units = \$4,560  
**Total Regional Park Fees: \$4,560**

**Urban Park Area: 1**

Neighborhood: \$113 / Dwelling Unit x 10 Dwelling Units = \$0  
 Community: \$175 / Dwelling Unit x 10 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of the Abert Ranch Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$4,560.

**Park Advisory Board Recommendation:**