



COMMUNITY SERVICES DEPARTMENT

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

January 18, 2018

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

Subject: Abert Ranch Preliminary Plan and Rezone - Review 2 (SP-17-007, P-17-005)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Abert Ranch Preliminary Plan and Rezone, Review #2, and has no additional comments. Please refer to the original review comments below, as endorsed by the Park Advisory Board on September 13, 2017:

"The Planning Division of the Community Services Department has reviewed the development application for Abert Ranch Subdivision Preliminary Plan and Rezone and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on September 13, 2017.

Abert Ranch Subdivision consists of 10 residential lot subdivision totaling 40.40 acres, with a minimum lot size of 2.50 acres. The property is currently zoned RR-5, however, a rezone to RR-2.5 is being processed concurrently. The property 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, within Walden Preserve. The property is not located within any candidate open space land.

As no 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 \$4,070 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 Preliminary Plan and Rezone include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,070."



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

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
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