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 Steppler 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:

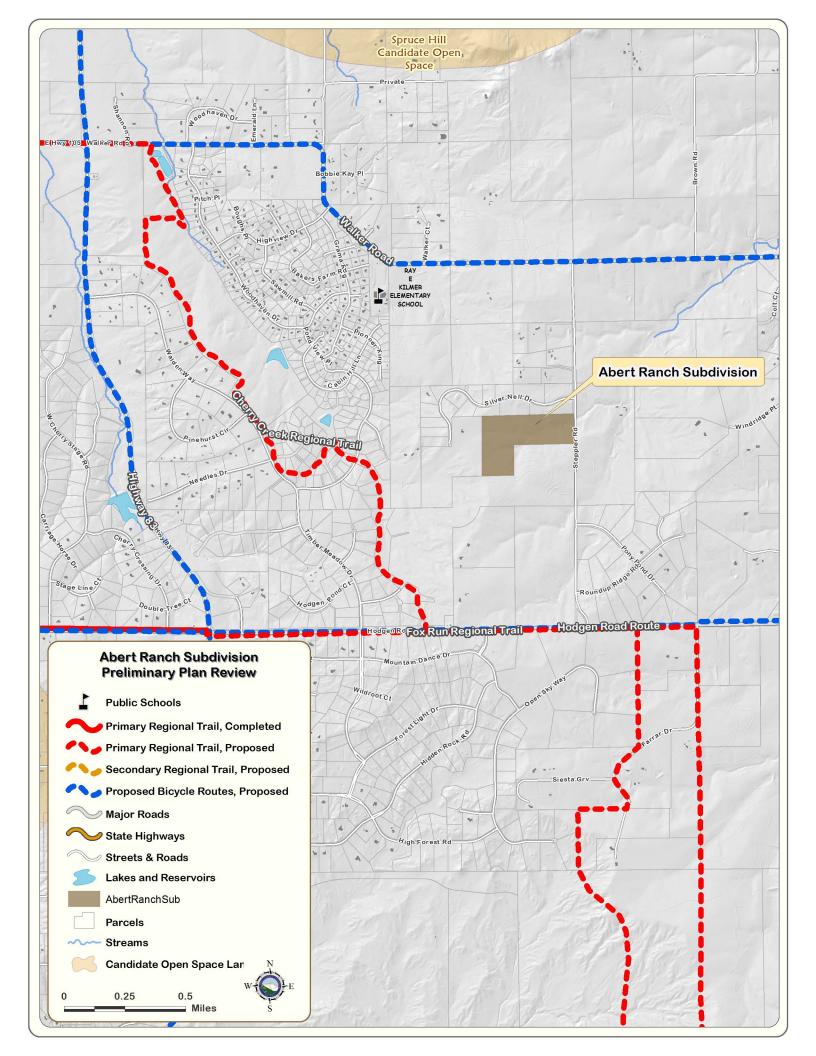
Recommend to the Planning Commission and Board of County Commissioners that approval of the Abert Ranch Subdivision Preliminary Plan and Rezone include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,070."



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

Sincerely,

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



Development Application Permit Review



Community Services Department

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

August 13, 2017

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:	me: Abert Ranch Subdivision Preliminary Plan				Application Type: Preliminary Plan		
DSD Reference #: SP-17-007					CSD / Parks ID#:		0
BF Ranch Trust 2015 Eric Leffler 4510 Ford Drive Je 19		Jerome V Jerry Ha	Representative: V. Hannigan & Asso nnigan ring Valley Road	Total Acreage: Total # of Dwelling Units Gross Density: Park Region: Urban Area:		40.40 10 0.25 2	
			Monument, CO 80132				
Existing Zoning Cod	de: RR-5	Proposed	Zoning: RR	2-2.5			
	RE	GIONAL ANI	O URBAN PARK R	EQUIREME	NTS		
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 REQUIREM	MENTS			Urba	n Density: (2.5	units or grea	ater / 1 acre)
Regional Parks:	2		Urban Parks Area:	1	_		
0.0194 Acres x 10 I	Owelling Units = 0	.194 acres	Neighborhood: Community: Total:		Acres x 0 Dwelling Acres x 0 Dwelling		0.00 acre 0.00 acre 0.00 acre
FEE REQUIREMI	ENTS						
Regional Parks: \$407.00 / Unit x 10	2 Dwelling Units= \$	4,070.00	Urban Parks Area: Neighborhood: Community:		nit x 0 Dwelling Ur nit x 0 Dwelling Ur		\$0.00 \$0.00
			Total:				\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Abert Ranch Subdivision Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$4,070.