



COMMISSINERS:
DARRYL GLEEN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

COLORADO

PEGGY LITTLETON
LONGINOS GONZALEZ, JR.
STAN VANDERWERF

COMMUNITY SERVICES DEPARTMENT

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

September 1, 2017

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

Subject: Abert Ranch Subdivision Preliminary Plan (SP-17-007)

Dear Kari,

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
rosswilliams@elpasoco.com

Spruce Hill
Candidate Open,
Space

Private

E Hwy 105 Walker Rd

Walker Rd

Woodhaven Dr

Emerald Ln

Bobbie Kay Pl

Pitch Pl

Boghis Pl

Highview Dr

Bakers Farm Rd

Sawmill Rd

Woodhaven Dr

Pond Vie Pl

Cabin Hill Ln

Pioneer Sun Dr

RAY
E
KILMER
ELEMENTARY
SCHOOL

Walker Road

Walker Ct

Brown Rd

Celt Ct

Abert Ranch Subdivision

Silver Nell Dr

Steppier Rd

Windridge Pl

Cherry Creek Regional Trail

Highway 83

Needles Dr

Pinehurst Cir

Timber Meadow Dr

Hodgen Pond Ct

Rony Rd

Roundup Ridge Rd

Cherry Crossing Dr

Double Tree Ct

Stage Line Ct

Carriage House Dr

W. Cherry Stage Rd

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

High Forest Rd

Farrar Dr

Abert Ranch Subdivision Preliminary Plan 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



AbertRanchSub



Parcels



Streams



Candidate Open Space Lar

0 0.25 0.5
Miles



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:	Abert Ranch Subdivision Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-007	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	40.40
BF Ranch Trust 2015	Jerome W. Hannigan & Associates, Inc.	Total # of Dwelling Units	10
Eric Leffler	Jerry Hannigan	Gross Density:	0.25
4510 Ford Drive	19360 Spring Valley Road	Park Region:	2
Colorado Springs, CO 80908	Monument, CO 80132	Urban Area:	1

Existing Zoning Code: **RR-5** Proposed Zoning: **RR-2.5**

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: (2.5 units or greater / 1 acre)

Regional Parks: 2		Urban Parks Area: 1
0.0194 Acres x 10 Dwelling Units = 0.194 acres		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		Urban Parks Area: 1
\$407.00 / Unit x 10 Dwelling Units= \$4,070.00		Neighborhood: \$101.00 / Unit x 0 Dwelling Units = \$0.00
		Community: \$156.00 / Unit x 0 Dwelling Units = \$0.00
		Total: \$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	<p align="center">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.</p>
-----------------------	--

Park Advisory Board Recommendation: