El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Abert Ranch Subdivision Preliminary Plan and Rezone

Agenda Date: September 13, 2017

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X
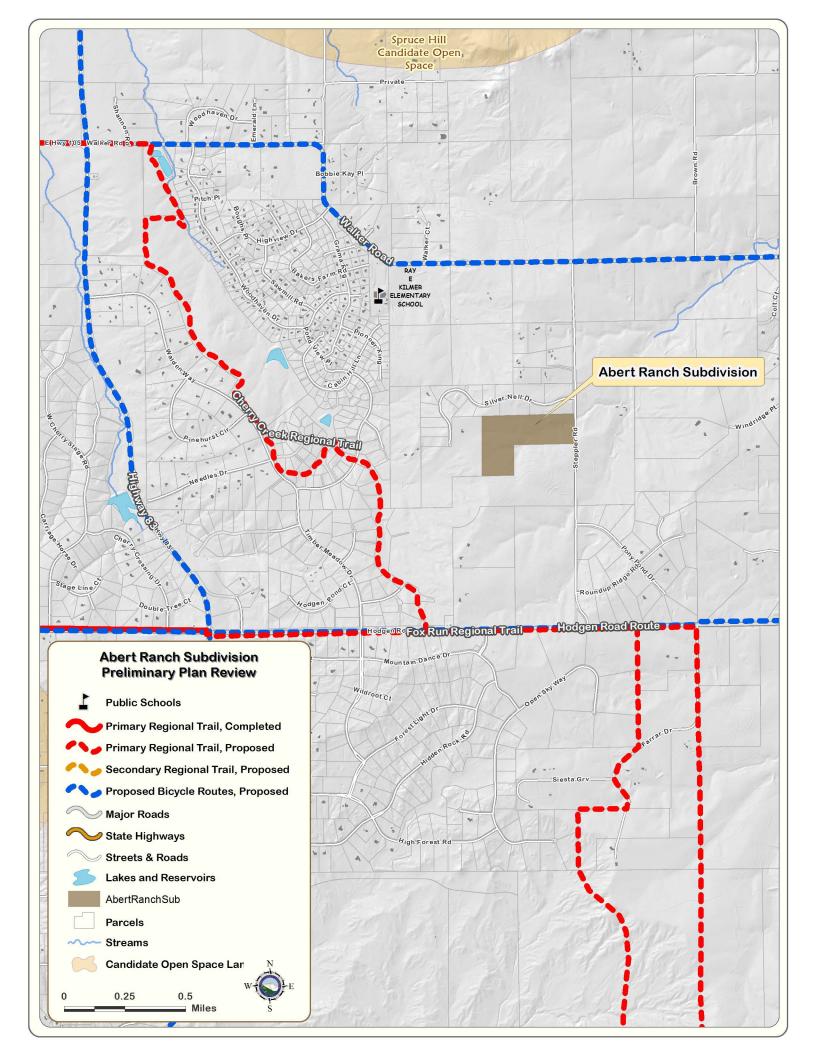
Background Information:

Request for approval by Hannigan and Associates, Inc., on behalf of BF Ranch Trust 2015 for a 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.

Spruce Hill Candidate Open Space

Private

E Hwy 105 Walker Rd
Shannon Rd
Woodhaven Dr
Emerald Ln
Bobbie Kay Pl
Walker Road
Walker Ct
Pitch Pl
Boughs Pl
Highview Dr
Grama Rd
Brown Rd
Bakers Farm Rd
Woodhaven Dr
Sawmill Rd
RAY E KILMER ELEMENTARY SCHOOL
Pond View Pl
Pioneer Xing
Cabin Hill Ln
Cherry Creek Regional Trail
Walden Way
Pinehurst Clr
Needles Dr
Silver Nell Dr
Abert Ranch Subdivision
Steppler Rd
Windridge Pt
Colt Ct
W Cherry Stage Rd
Highway 83
Hwy 83
Carriage Horse Dr
Cherry Crossing Dr
Stage Line Ct
Double Tree Ct
Timber Meadow Dr
Hodgen Pond Ct
Pony Pond Dr
Roundup Ridge Rd Dr
Hodgen Rd
Fox Run Regional Trail
Hodgen Road Route
Farrar Dr
Mountain Dance Dr
Wildroot Ct
Forest Light Dr
Hidden Rock Rd
Open Sky Way
Siesta Grv
High Forest Rd

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 Lan

0   0.25   0.5
Miles

N W E S

Development Application Permit Review

EL PASO COUNTY
COLORADO

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**
DSD Reference #:	**SP-17-007**

Application Type:	**Preliminary Plan**
CSD / Parks ID#:	**0**
Total Acreage:	**40.40**
Total # of Dwelling Units	**10**
Gross Density:	**0.25**
Park Region:	**2**
Urban Area:	**1**

Applicant / Owner:
BF Ranch Trust 2015
Eric Leffler
4510 Ford Drive
Colorado Springs, CO 80908

Owner's Representative:
Jerome W. Hannigan & Associates, Inc.
Jerry Hannigan
19360 Spring Valley Road
Monument, CO 80132

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

0.0194 Acres x 10 Dwelling Units = 0.194 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

$407.00 / Unit x 10 Dwelling Units= $4,070.00

Urban Parks Area: 1

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:

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.

Park Advisory Board Recommendation: **Endorsed 09/13/2017**