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

November 30, 2018

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

Subject: Settlers View Subdivision Final Plat (SF-18-041)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Settlers View Subdivision Final Plat, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board December 12, 2018.

Settlers View Subdivision Final Plat consists of 14 residential lots totaling 40.61 acres, with a minimum lot size of 2.52 acres. The property is zoned RR-2.5 and is located west of the intersection of Stepler Road and Silver Nell Drive 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 0.15 mile to the west, within Walden Preserve. The property is not located within any candidate open space land.

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 \$6,020 as shown on the attached Subdivision Review Form.

Recommended Motion:

"Recommend to the Planning Commission and Board of County Commissioners that approval of the Settlers View Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$6,020."

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



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

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

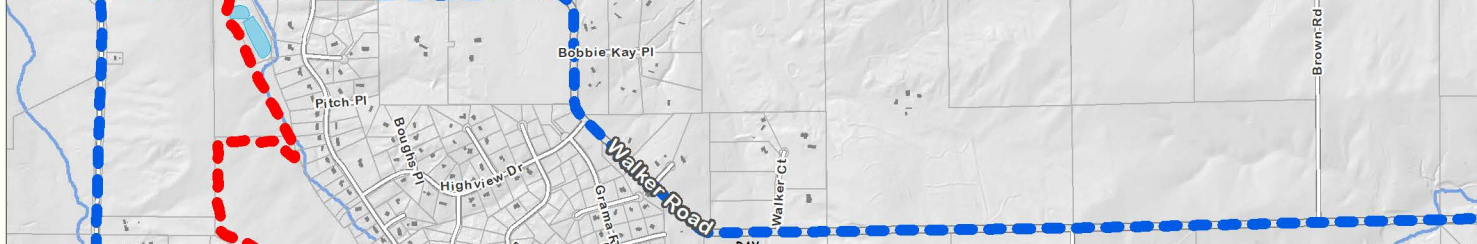
Sincerely,

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

Spruce Hill
Candidate Open,
Space

Private

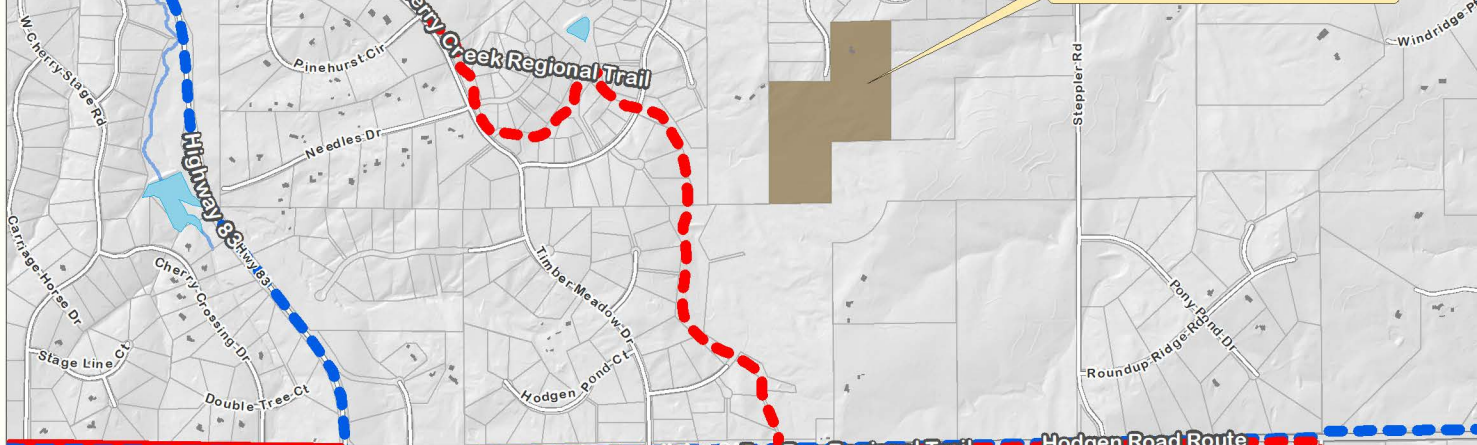
El Hwy 105 Walker Rd



RAY
E
KILMER
ELEMENTARY
SCHOOL








Settlers View Subdivision

Cherry Creek Regional Trail

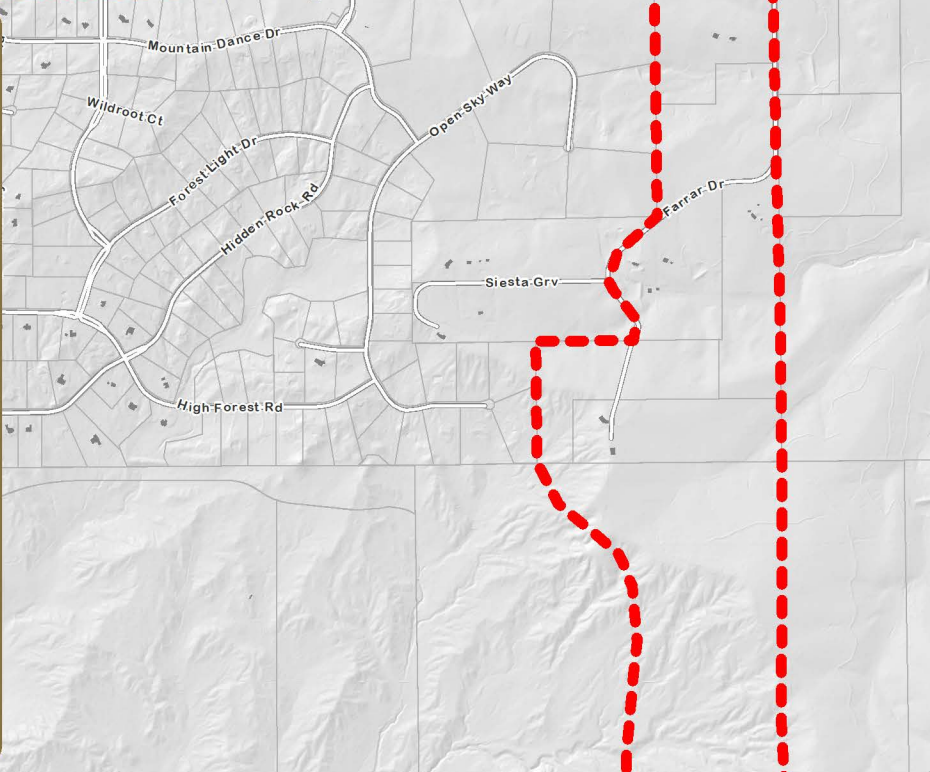
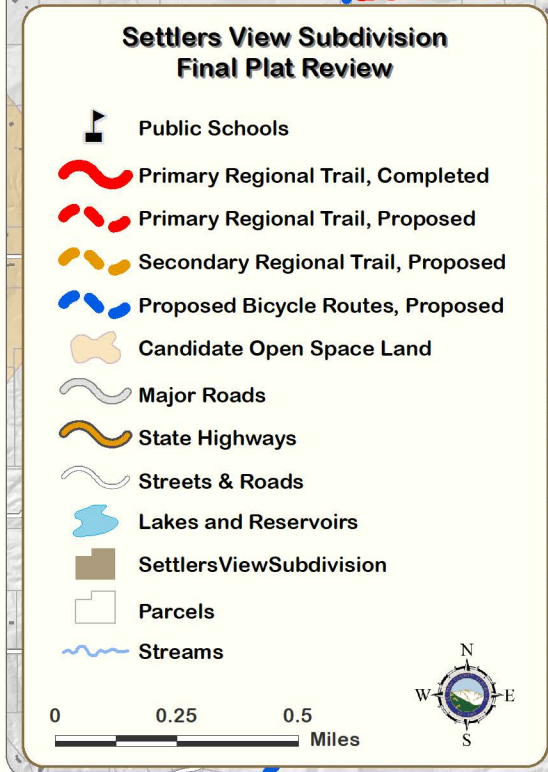


Hodgen Rd Fox Run Regional Trail Hodgen Road Route

Settlers View Subdivision Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Candidate Open Space Land
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes and Reservoirs
-  SettlersViewSubdivision
-  Parcels
-  Streams

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

December 12, 2018

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:	Settlers View Subdivision Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-041	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	40.61
Gary and Brenda Brinkman	Jerome W. Hannigan & Associates, Inc.	Total # of Dwelling Units	14
4507 Silver Nell Drive	Jerry Hannigan	Gross Density:	0.35
Colorado Springs, CO 80908	19360 Spring Valley Road	Park Region:	2
	Monument, CO 80132	Urban Area:	1

Existing Zoning Code: **RR-2.5** 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 14 Dwelling Units = 0.272 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
\$430.00 / Unit x 14 Dwelling Units = \$6,020.00

Urban Parks Area:	1	
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units =	\$0.00
Community:	\$165.00 / 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 Settlers View Subdivision Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$6,020.

Park Advisory Board Recommendation: