

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Settlers View Subdivision Final Plat

Agenda Date: December 12, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

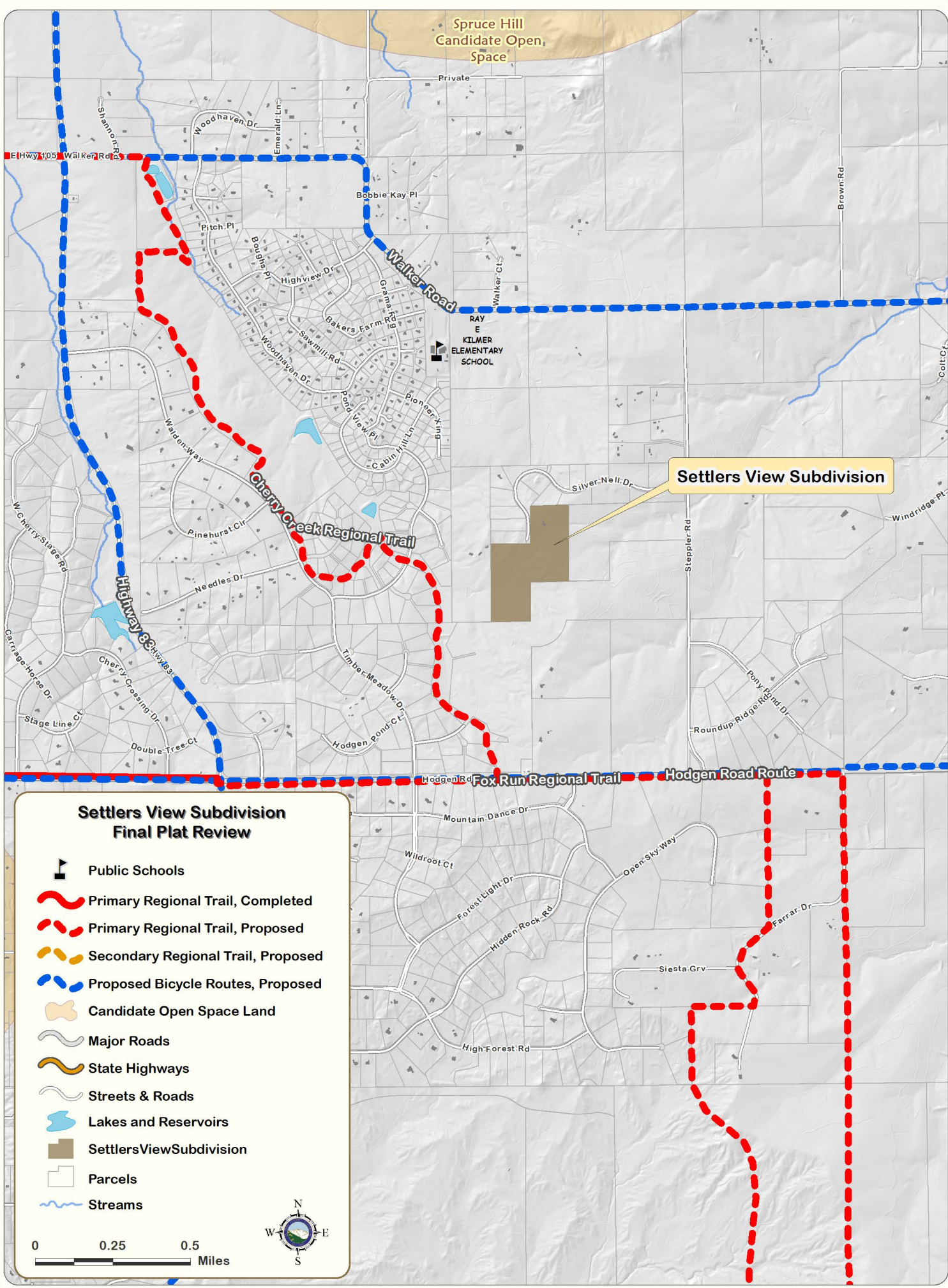
Request for approval by Hannigan and Associates, Inc., on behalf of Gary and Brenda Brinkman for Settlers View Subdivision Final Plat, a 14 residential lot subdivision totaling 40.61 acres, with a minimum lot size of 2.52 acres. The property is zoned RR-2.5 and is located west of the intersection of 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.



**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	Urban Parks Area: 1
0.0194 Acres x 14 Dwelling Units = 0.272 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
\$430.00 / Unit x 14 Dwelling Units = \$6,020.00	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: Endorsed 12/12/18