

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.

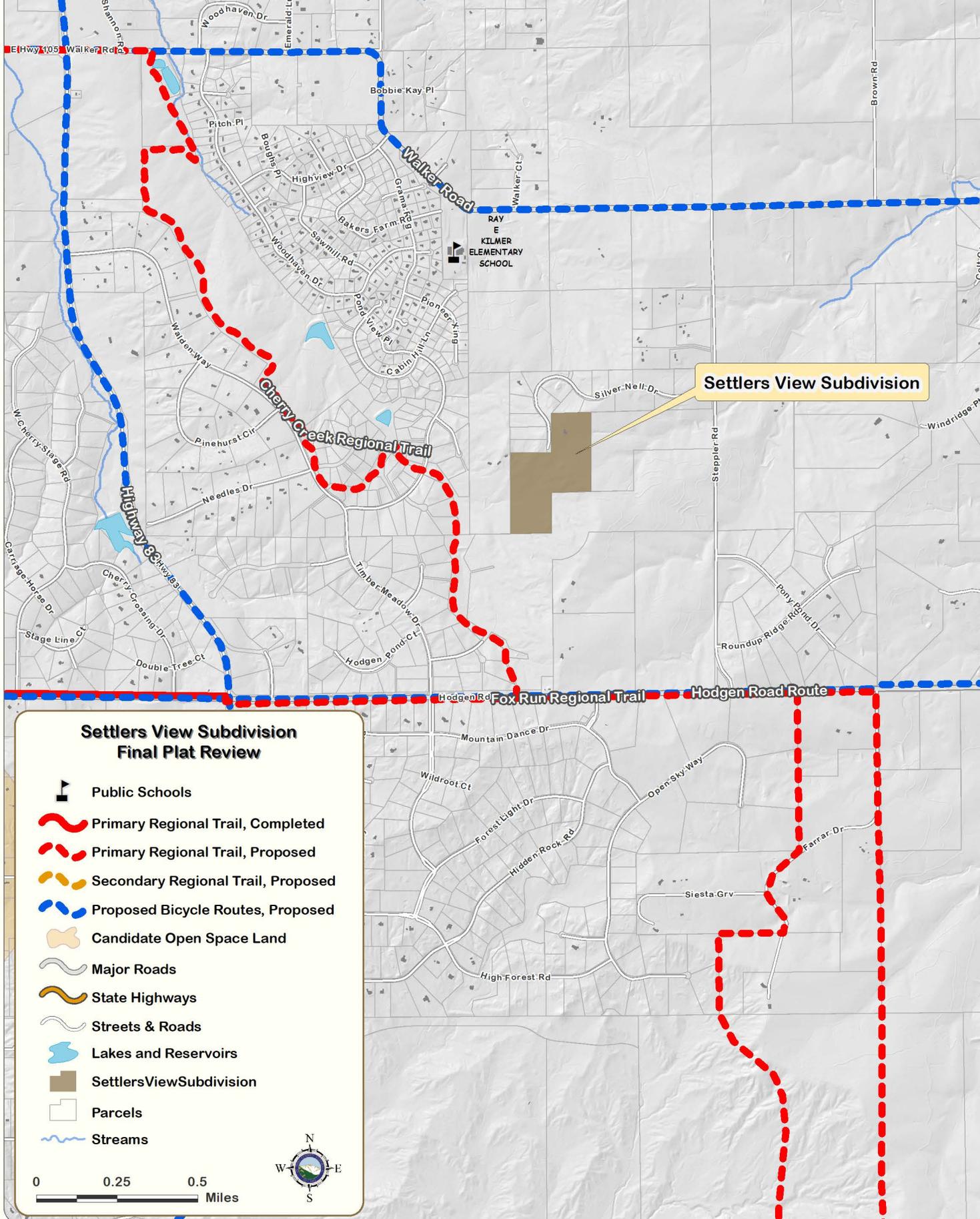
Recommended Motion:

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.

Spruce Hill
Candidate Open,
Space

Private

El Hwy 105 Walker Rd



Settlers View Subdivision

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

