

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

April 3, 2019

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

**Subject: Settlers Ranch Filing No. 2D Phase 4 Rezone (P-22-023)**

Hello Kylie,

The Park Operations Division of the Community Services Department has reviewed the development application for Settlers Ranch Filing No. 2D Phase 4 Rezone, and has the following comments on behalf of El Paso County Parks:

Settlers Ranch Filing No. 2D Phase 4 Rezone will change the zoning classification from PUD (Planned Unit Development) to RR-2.5 (Rural Residential, Minimum 2.5 acre lots) and will consist of 16 single-family residential lots on 53.93 acres, with a minimum lot size of 2.5 acres. The property is located on the easternmost portion of the Settlers Ranch subdivision, north of Hodgen Road, west of Stepler Road, and south of the Walden Preserve Subdivision.

The Settlers Ranch Filing No. 2 Master Plat, whose purpose was to outline the phased development of 43 single-family lots on 162.5 acres, was approved in 2013. Settlers Ranch Filing No. 2A was approved in 2013, while Filing No. 2B was approved in 2015 with 7 residential lots on 19.5 acres and a 109.59 acre tract to be subdivided at a later date as Settlers Ranch Filing No. 2C, which was approved in 2019. Filing No. 2C contained two large tracts to be developed at a later date, one of which – Tract A – is Filing No. 2D Phase 4.

The 2022 El Paso County Parks Master Plan shows two primary regional trails located immediately adjacent to the boundaries of Settlers Ranch Filing No. 2C, but not impacted by Filing 2D Phase 4. The proposed Fox Run Regional Trail runs east-west on the north side of Hodgen Road, adjacent the southern boundary of Filing No. 2C, while the proposed Cherry Creek Secondary Regional Trail is located within open space tracts in Filing No. 2A, located west of and directly adjacent to Filing No 2C. Note #28 on the Settlers Ranch Filing No. 2A Final Plat states that a public trail easement will be provided to El Paso County within Tracts A and B for the purpose of constructing and maintaining the Cherry Creek Regional Trail. The Fox Run Regional Trail along Hodgen Road will be accommodated within land purchased with El Paso County PPRTA funds and identified as Parcel 17A.



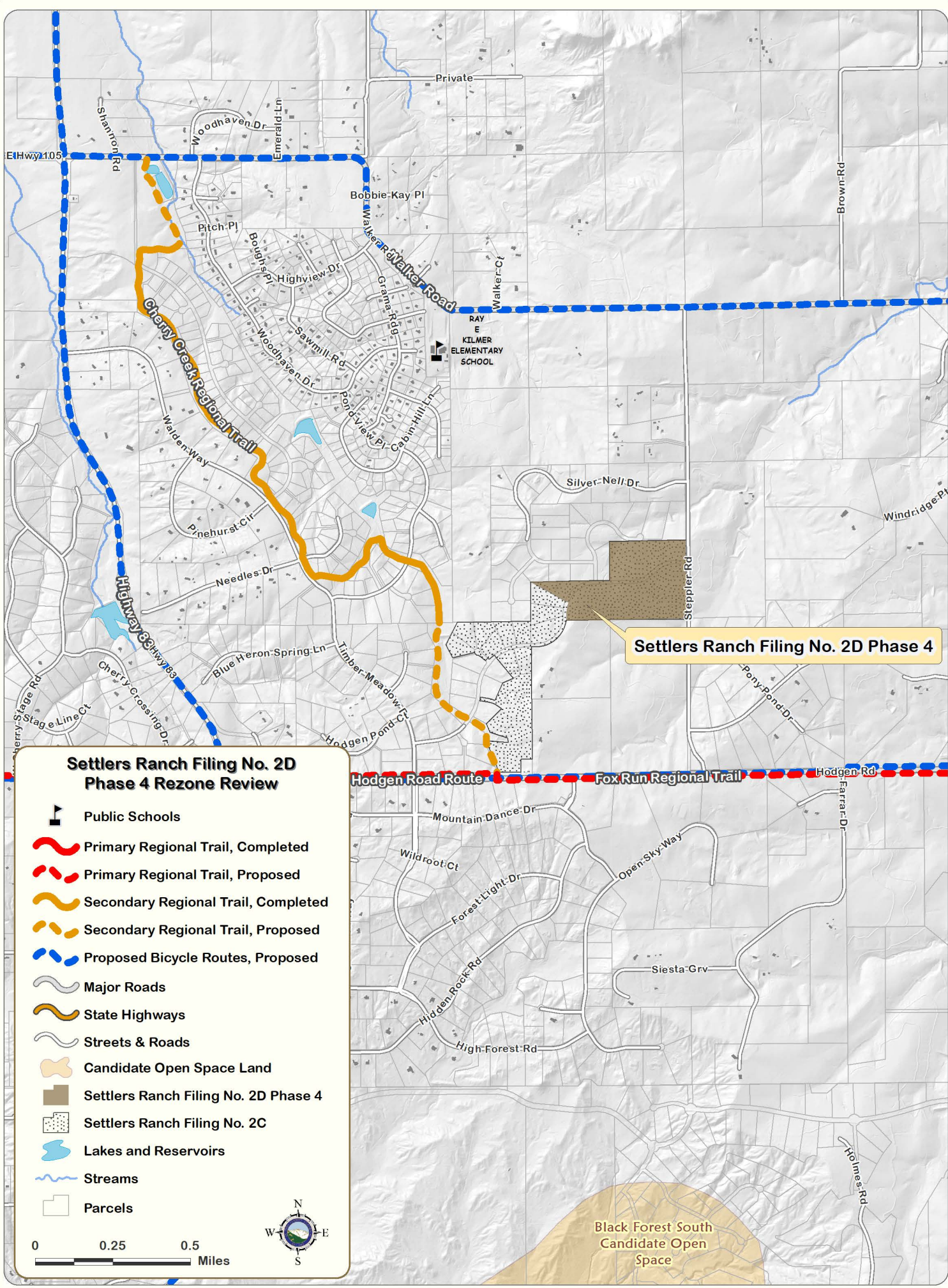
No park land or trail easement dedications are necessary for this filing, and these comments are being provided administratively as no Park Advisory Board endorsement is necessary for rezoning applications.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Ross A. Williams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



**Settlers Ranch Filing No. 2D  
Phase 4 Rezone Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Candidate Open Space Land
-  Settlers Ranch Filing No. 2D Phase 4
-  Settlers Ranch Filing No. 2C
-  Lakes and Reservoirs
-  Streams
-  Parcels

**Settlers Ranch Filing No. 2D Phase 4**

Black Forest South  
Candidate Open  
Space

