

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Silverado Ranch Filing No. 1 Final Plat

Agenda Date: May 9, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Silverado Ranch, Inc., for approval of Silverado Ranch Filing No. 1 Final Plat. Silverado Ranch is zoned PUD and is located southeast of Schriever Air Force Base, southeast of the intersection of Drennan Road and Peyton Highway. The proposed 318-acre development will ultimately include 64 single-family residential lots, with a minimum lot size of 2.5 acres, while the proposed Filing No. 1 Final Plat includes 10 single-family residential lots on 106.4 acres. The property is located within the Ellicott Valley / Highway 94 Comprehensive Plan boundary.

The El Paso County Parks Master Plan (2013) shows the project site lying immediately south and adjacent to the proposed Drennan Road Bicycle Route, which runs east-west along Drennan Road, as well as immediately east and adjacent to the proposed Peyton Highway Bicycle Route, which runs north-south along Peyton Highway. In addition, the property lies immediately east of the Schriever Secondary Regional Trail, which terminates at the intersection of Drennan Road and Peyton Highway, and therefore is not impacted by the proposed development. County Parks may request trail/route easements where proposed improvements and/or infrastructure may impact County trails/routes. As it pertains to this application, dedicated right-of-way already exists along the aforementioned bicycle routes, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The open space dedication proposed within Silverado Ranch PUD/Preliminary Plan comprises 90.7 acres, or 28.44% of the subdivision, within six tracts dedicated to open space or equestrian use and therefore exceeds the required open space dedication of 10%. Filing No. 1 contains 61.3 acres of the aforementioned open space.

As no park land or trail easement dedication is necessary, Staff recommends fees in lieu of land dedication for regional park purposes.

Recommended Motion (Filing No. 1 Final Plat):

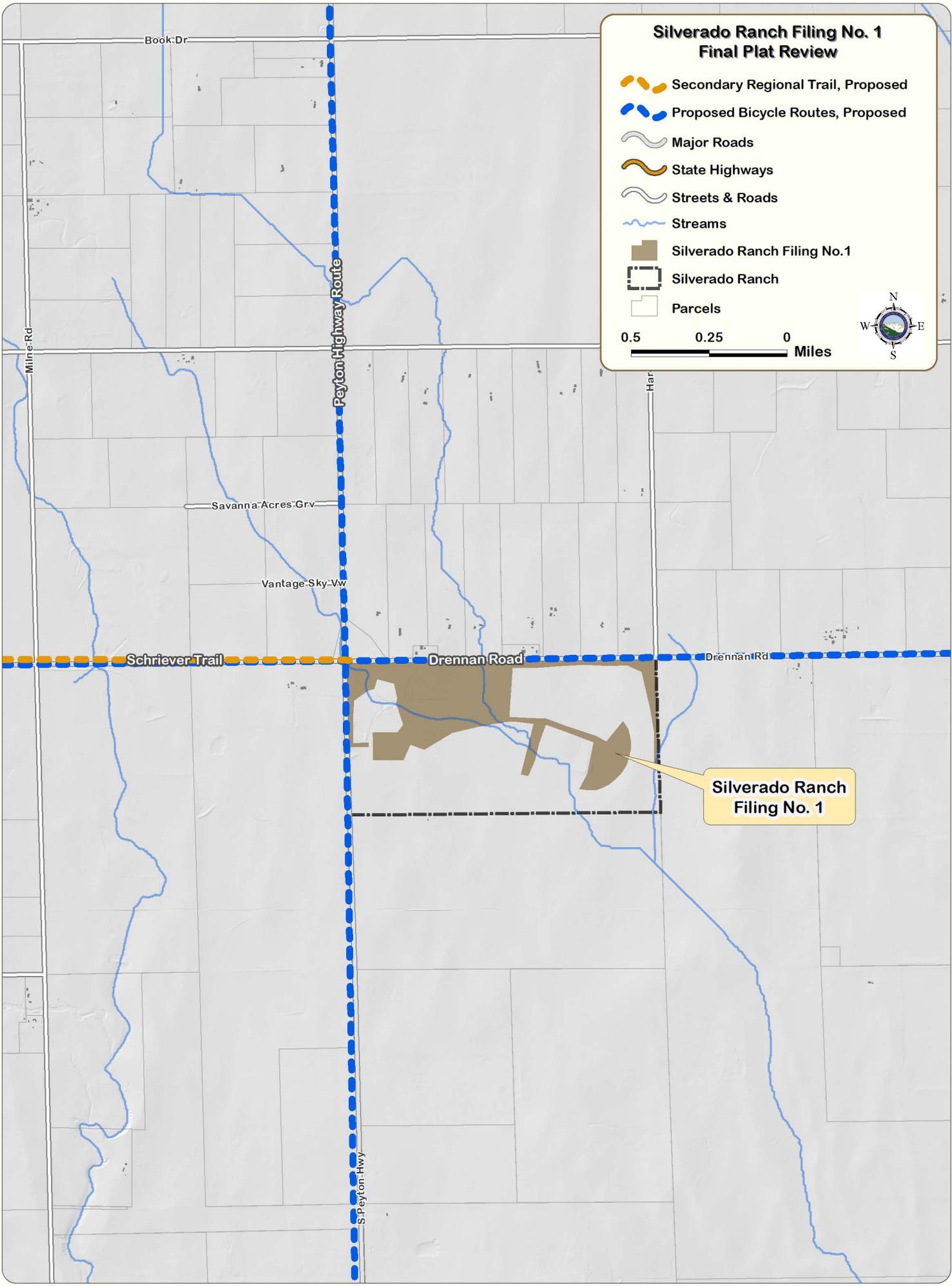
Recommend to the Planning Commission and the Board of County Commissioners that the approval of Silverado Ranch Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$4,300.

Silverado Ranch Filing No. 1 Final Plat Review

-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Streams

-  Silverado Ranch Filing No.1
-  Silverado Ranch
-  Parcels

0.5 0.25 0 Miles



Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

May 9, 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:	Silverado Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-011	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	106.4
Silverado Ranch, Inc.	Silverado Ranch, Inc.	Total # of Dwelling Units	10
Stan Searle, President	18911 Cherry Springs Ranch Drive	Gross Density:	0.09
18911 Cherry Springs Ranch Drive	Monument, CO 80132	Park Region:	4
Monument, CO 80132		Urban Area:	5

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

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: 4
0.0194 Acres x 10 Dwelling Units = 0.194 acres

Urban Parks Area:	5	
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: 4
\$430.00 / Unit x 10 Dwelling Units = \$4,300.00

Urban Parks Area:	5	
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 the Board of County Commissioners that the approval of Silverado Ranch Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$4,300.

Park Advisory Board Recommendation: **Endorsed 05/09/2018**