



**EL PASO COUNTY**

**COLORADO**

**COMMISSIONERS:**  
**DARRYL GLENN (PRESIDENT)**  
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**PEGGY LITTLETON**  
**STAN VANDERWERF**  
**LONGINOS GONZALEZ, JR.**

## **COMMUNITY SERVICES DEPARTMENT**

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

November 30, 2017

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

**Subject: Judge Orr Ranchettes Preliminary Plan and Final Plat (SP-17-011, SF-17-021)**

Dear Nina,

The Planning Division of the Community Services Department has reviewed the development application for Judge Orr Ranchettes Preliminary Plan and Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2017.

The Judge Orr Ranchettes Preliminary Plan and Final Plat consists of 7 single-family residential lots on 40.67 acres. The site is located west of the intersection of Judge Orr Road and Stapleton Drive, northeast of Meadow Lake Airport. Although zoned currently as A-35, the applicant is seeking concurrently a zoning reclassification to RR-5.

The El Paso County Parks Master Plan (2013) shows the proposed Judge Orr Road Bicycle Route running adjacent to the project area, along Judge Orr Road, which forms southern boundary of the property, as well as the proposed Curtis Road Bicycle Route, which runs along Stapleton Drive adjacent to the property's eastern boundary. These proposed bicycle routes will be constructed and maintained within the dedicated public right-of-ways, so no easement requests are necessary for either route. The applicant is advised that multi-model transportation options will be developed within the right-of-ways in the future.

As no park land dedication or trail easements are necessary, El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes.

**\*Recommended Motion: Preliminary Plan**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Judge Orr Ranchettes Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,849.*

**\*Recommended Motion: Final Plat**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Judge Orr Ranchettes Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,849.*

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.

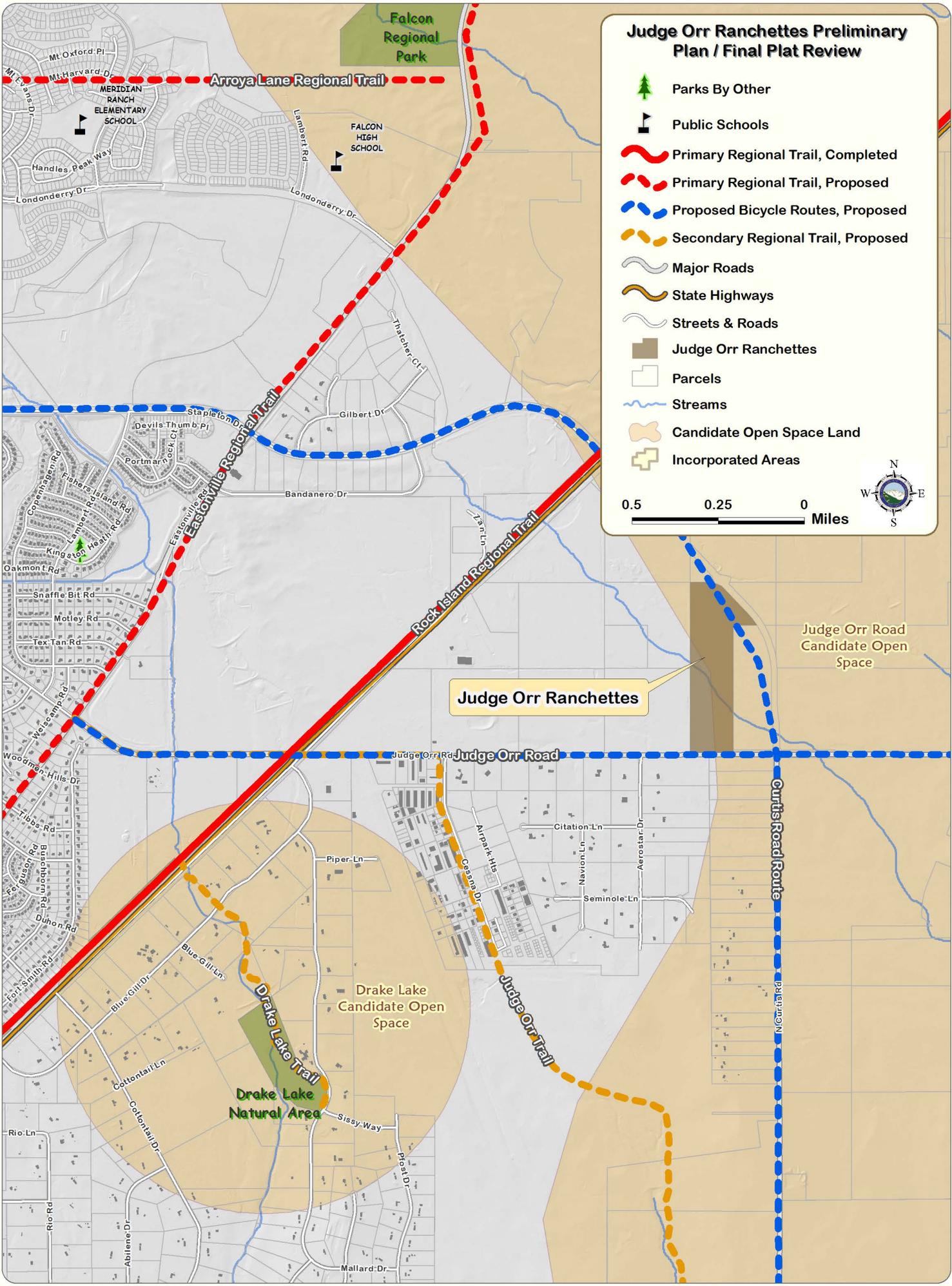
Sincerely,

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

# Judge Orr Ranchettes Preliminary Plan / Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Judge Orr Ranchettes
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5      0.25      0  
Miles



Judge Orr Ranchettes

Judge Orr Road  
Candidate Open  
Space

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

# Development Application Permit Review



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

December 13, 2017

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:	Judge Orr Ranchettes	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-011	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	40.67
John R. and Linda B. Jennings	Catamount Engineering	Total # of Dwelling Units	7
2030 Tabor Court	David Mijares	Gross Density:	0.17
Colorado Springs, CO 80919	P.O. Box 692	Park Region:	4
	Divide, CO 80814	Urban Area:	3

Existing Zoning Code: **A-35**                      Proposed Zoning: **RR-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.
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**LAND REQUIREMENTS**

Regional Parks: <b>4</b>		Urban Density: <input type="checkbox"/> (2.5 units or greater / 1 acre)
<b>0.0194 Acres x 7 Dwelling Units = 0.136 acres</b>	Urban Parks Area: <b>3</b>	
	Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Total: <b>0.00 acres</b>	

**FEE REQUIREMENTS**

Regional Parks: <b>4</b>		Urban Parks Area: <b>3</b>
<b>\$407.00 / Unit x 7 Dwelling Units= \$2,849.00</b>	Neighborhood: <b>\$101.00 / Unit x 0 Dwelling Units = \$0.00</b>	
	Community: <b>\$156.00 / Unit x 0 Dwelling Units = \$0.00</b>	
	Total: <b>\$0.00</b>	

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: **Recommend to the Planning Commission and Board of County Commissioners that approval of the Judge Orr Ranchettes Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,849.**

Park Advisory Board Recommendation:

# Development Application Permit Review



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

December 13, 2017

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**LAND REQUIREMENTS**

Urban Density:  (2.5 units or greater / 1 acre)

Regional Parks:            **4**  
**0.0194 Acres x 7 Dwelling Units = 0.136 acres**

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