



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

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

January 25, 2019

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

Subject: Judge Orr Ranchettes Final Plat, Review #3 (SF-17-021)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the development application for Judge Orr Ranchettes Final Plat, Review #3, and has no additional comments at this time. Please refer to the original review comments below, as endorsed by the Park Advisory Board on December 13, 2017, and acknowledged in the Applicant's Response Letter dated April 5, 2018:

"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-modal 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
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COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

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

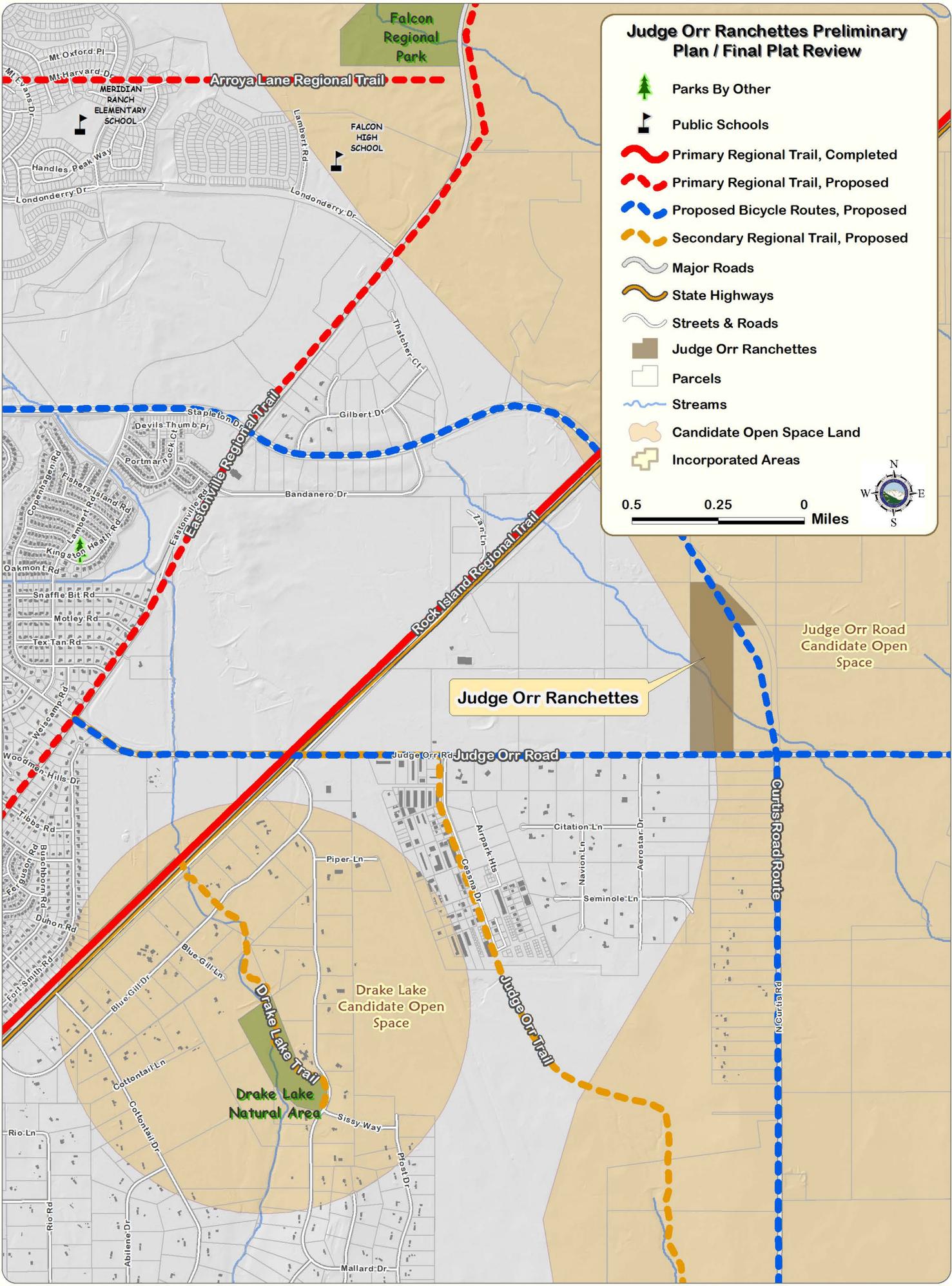
Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

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:	Final Plat
DSD Reference #:	SF-17-021	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.

LAND REQUIREMENTS

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

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

Urban Parks Area:	3	
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**
\$407.00 / Unit x 7 Dwelling Units= \$2,849.00

Urban Parks Area:	3	
Neighborhood:	\$101.00 / Unit x 0 Dwelling Units =	\$0.00
Community:	\$156.00 / 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 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.

Park Advisory Board Recommendation: **Endorsed 12/13/2017**