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COMMUNITY SERVICES DEPARTMENT

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

January 18, 2018

Kari Parsons
Project Manager
El Paso County Planning & Community Development Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Settlers View Preliminary Plan and Rezone - Review 2 (SP-17-006, P-17-004)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Settlers View Preliminary Plan and Rezone, Review #2, and has no additional comments. Please refer to the original review comments below, as endorsed by the Park Advisory Board on August 9, 2017:

“Settlers View consists of 14 residential lot subdivision totaling 40.61 acres, with a minimum lot size of 2.52 acres. The property is currently zoned RR-5, however, a rezone to RR-2.5 is being processed concurrently. The property is located west of the intersection of Stepler Road and Silver Nell Drive, and is located 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 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 \$5,698 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 Preliminary Plan and Rezone include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$5,698.”



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

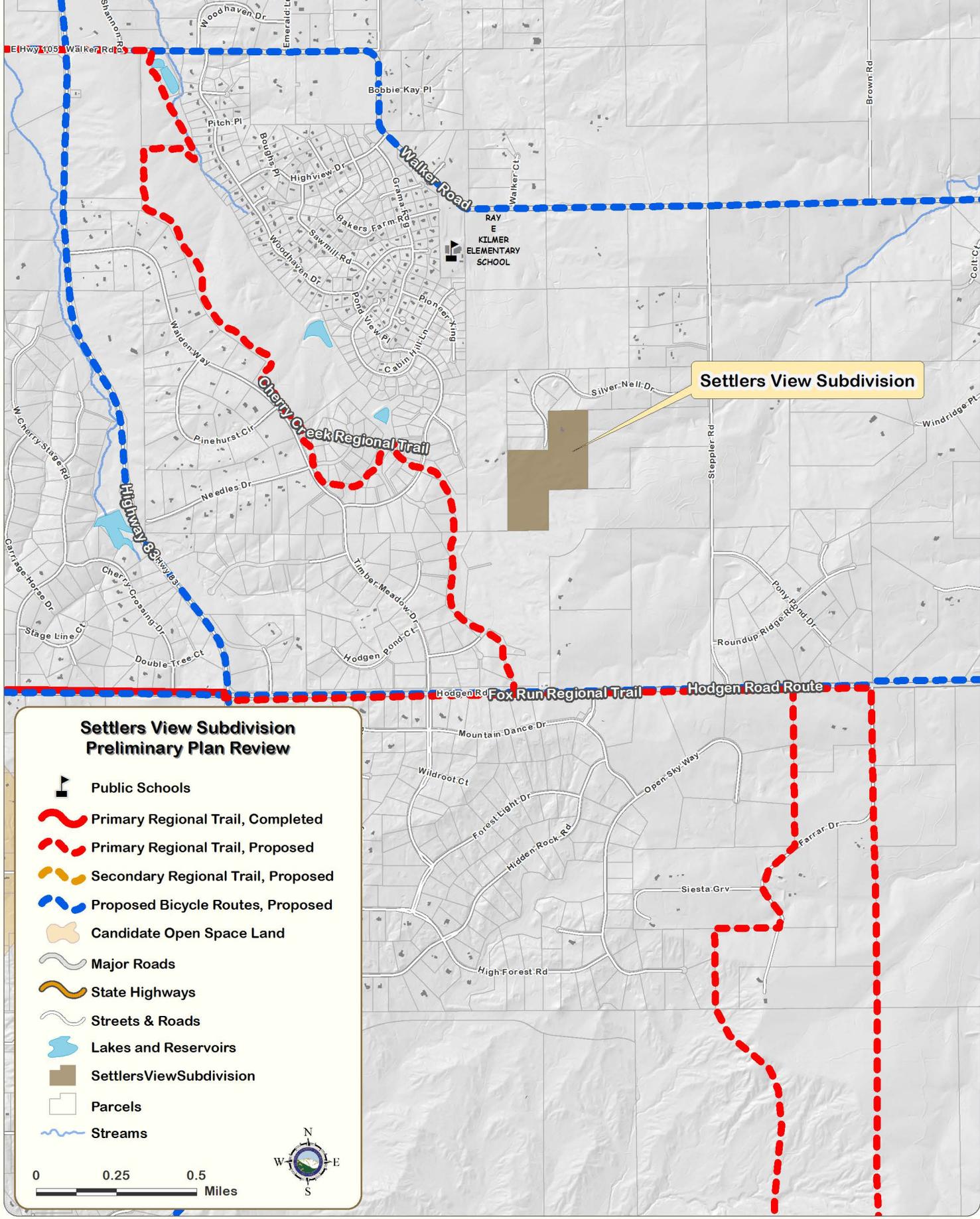
Sincerely,

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

Spruce Hill
Candidate Open,
Space

Private

E Hwy 105 Walker Rd



Settlers View Subdivision

Settlers View Subdivision Preliminary Plan 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



Development Application Permit Review



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

August 9, 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:	Settlers View Subdivision Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	40.61
Gary and Brenda Brinkman	Jerome W. Hannigan & Associates, Inc.	Total # of Dwelling Units	14
4507 Silver Nell Drive	Jerry Hannigan	Gross Density:	0.35
Colorado Springs, CO 80908	19360 Spring Valley Road	Park Region:	2
	Monument, CO 80132	Urban Area:	1

Existing Zoning Code: **RR-5** Proposed Zoning: **RR-2.5**

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: 2	Urban Parks Area:	1	
0.0194 Acres x 14 Dwelling Units = 0.272 acres	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: 2	Urban Parks Area:	1	
\$407.00 / Unit x 14 Dwelling Units= \$5,698.00	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 Settlers View Subdivision Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$5,698.

Park Advisory Board Recommendation: **Endorsed 08/09/2017**