

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 26, 2021

Ryan Howser
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Bennet Ranch - Sketch Plan Amendment (SP-203)

Ryan Howser,

The Park Operations Division of the Community Services Department has reviewed the development application for the Bennett Ranch Sketch Plan Amendment on behalf of El Paso County Parks. Staff acknowledges that deviations have been requested for proposed vehicular access points to the site. These changes do not affect parks or trails. The applicant does still need to show trail dedications as recommended and endorsed by the Park Advisory Board on October 14, 2020:

This request for approval by NES on behalf of Mary Jean and Phillip Buford. The Judge Orr Eastonville Commercial Center property is located at the northeast corner of Eastonville Road and Judge Orr Road. A single family home borders the property on the north; the Ferguson property borders the property on the east. The Judge Orr Eastonville Commercial Center consists primarily of prairie grassland. The property is zoned A – 35.

The application proposes to change the zone of this 35 acre lot to CS (Commercial Services) from RR-5. Uses proposed for the site include a bank, retail, and enclosed storage. Buffers will be provided between non-residential and residential uses. Drainage easements on this site provide 100 foot buffers along both Eastonville and Judge Orr Roads.

The Judge Orr Eastonville Commercial Center conforms to following the goals and policies of the El Paso County Policy Plan by encouraging preservation of open space and natural landscape. Open space is shown within drainage easements along Judge Orr Road and Eastonville Road. This Sketch Plan has identified and preserves the natural features of this site which are wetlands located generally at the south east corner of the site.



The 2013 Parks Master Plan shows the proposed Eastonville Primary Regional Trail alignment along the north-west side of the project on Eastonville Road. The master plan also shows two trails on the south side of the project site on Judge Orr Road: The proposed Judge Orr Bicycle Route and the proposed Judge Orr Secondary Regional Trail.

A dedicated public right-of-way already exists along Judge Orr Road for the bicycle route, so no easement is necessary at this location. However, trail dedications will be required along Eastonville Road for the Eastonville Primary Regional Trail and along Judge Orr Road for the Judge Orr Secondary Regional Trail.

As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the east side of Eastonville Road that allows for the construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. In addition, the County requests that the landowner provide a 25-foot public trail easement along the north side of Judge Orr Road that allows for the construction and maintenance by El Paso County of a secondary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Dedications for the aforementioned trails may occur within the existing drainage easements between the public right of way and the wetland boundary.

No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions.

In October 2020, the Park Advisory Board endorsed The Bennett Ranch Sketch Plan with the following recommendations:

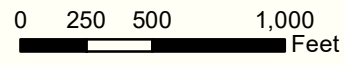
“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Bennett Ranch Sketch Plan Amendment: (1) Provide a 25-foot public trail easement along the east side of Eastonville Road that allows for the construction and maintenance by El Paso County of the Eastonville Regional Trail (2) Provide a 25-foot public trail easement along the north side of Judge Orr Road that allows for the construction and maintenance by El Paso County of the Judge Orr Regional Trail (3) Both regional trail easements may occur within the existing drainage easements between the public right of way and the wetland boundary and shall be shown and dedicated to El Paso County on the Final Plat.”

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Bennett Ranch Sketch Plan Amendment

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- SubjectProperty
- Parks By Other
- Colorado Springs Trail, Proposed
- El Paso County Parks
- Candidate Open Space Land
- Public Schools
- Parcels
- EPC_BuildingFootprint



Bennett Ranch

LIBERTY
TREE
ACADEMY

Eastonville Regional Trail

Judge Orr Trail Judge Orr Road

Rock Island Regional Trail

Drake Lake Trail

Drake Lake
Candidate Open
Space



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

May 26, 2021

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Bennett Ranch	Application Type:	Sketch Plan
PCD Reference #:	SKP-203	Total Acreage:	31.29
		Total # of Dwelling Units:	
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Mary Jean & Phillip Buford	N.E.S	Regional Park Area:	2
Box 100	John Maynard	Urban Park Area:	3
Ordway, CO 81063	619 North Cascade, Suite 200	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80903	Proposed Zoning Code:	CS

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x Dwelling Units = 0.000
Total Regional Park Acres: 0.000

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
 Community: 0.00625 Acres x 0 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Bennett Ranch Sketch Plan Amendment include the following conditions: (1) Provide a 25-foot public trail easement along the east side of Eastonville Road that allows for the construction and maintenance by El Paso County of the Eastonville Regional Trail (2) Provide a 25-foot public trail easement along the north side of Judge Orr Road that allows for the construction and maintenance by El Paso County of the Judge Orr Regional Trail (3) Both regional trail easements may occur within the existing drainage easements between the public right of way and the wetland boundary and shall be shown and dedicated to El Paso County on the Final Plat.

Park Advisory Board Recommendation: No PAB Endorsment Necessary