

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 14, 2020

Lindsay Darden  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Bennett Ranch Sketch Plan Amendment (SKP-203)**

Hello Lindsay,

The Planning Division of the Community Services Department has reviewed the Bennett Ranch – Judge Orr Eastonville Sketch Plan Amendment and has the following comments on behalf of El Paso County Parks. This application will be presented to the El Paso County Park Advisory Board on October 11, 2020.

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 the following 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.

**Recommended Motion:**

*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.*

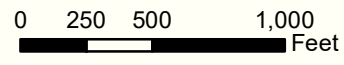
Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

# Bennett Ranch Sketch Plan

- 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 Sketch Plan

