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

December 1, 2017

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

Subject: Jackson Ranch Filing No. 4 Final Plat - Review 2 (SF-17-016)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Jackson Ranch Filing No. 4 Final Plat, Review #2, and has no additional comments. Please refer to the original review comments below:

"The Planning Division of the Community Services Department has reviewed the development application for Jackson Ranch Filing No. 4 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 July 12, 2017.

Jackson Ranch Filing No. 4 Final Plat consists of 8 single-family residential lots on 31.18 acres, with an average lot size of 3.16 acres. The property is zoned RR-2.5 and is located northeast of the intersection of Roller Coaster Road and Higby Road.

Open space dedication of 4.55 acres is proposed within Jackson Ranch Filing No. 4 Final Plat, primarily for drainage purposes. However, as part of the Jackson Ranch Amended Preliminary Plan, which was approved by the Board of County Commissioners in 2016, two tracts totaling 14.7 acres will be utilized as open space and drainage facilities to be owned and maintained by the property owners association.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. Fox Run Regional Park is located .8-mile south of the property, as are the proposed Baptist Road Bicycle Route and the proposed Fox Run Regional Trail. The proposed Hodgen Road and Roller Coaster Road Bicycle Routes are located approximately .75-mile southeast of the property. The proposed Cherry Creek Regional Trail and Highway 105 Bicycle Route are located approximately 1.10 miles northwest of the property, while the proposed Highway 83 Bicycle Route is 1 mile east. The property is not located within any candidate open space land, although the Fox Run Grasslands Candidate Open Space is located .70 mile south of the property.

Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$3,256.



Recommended Motion: (Final Plat)

Recommend to the Planning Commission and Board of County Commissioners that approval of the Jackson Ranch Filing No. 4 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,256."

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













**Jackson Ranch Filing No. 4
Final Plat**

**Town of
Monument**

**Fox Run
Regional
Park**

Fox Run Grasslands
Candidate Open
Space

**Jackson Ranch Filing No. 4
Final Plat Review**

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State Highways
-  Major Roads
-  Streets & Roads
-  Jackson Ranch Filing No. 4
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5 0.25 0
Miles

