

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Jackson Ranch Filing No. 4 Final Plat

Agenda Date: July 12, 2017

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by M.V.E., Inc., on behalf of Four Gates Land Development, LLC, for approval of Jackson Ranch Filing No. 4 Final Plat, consisting 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.













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

**Town of
Monument**

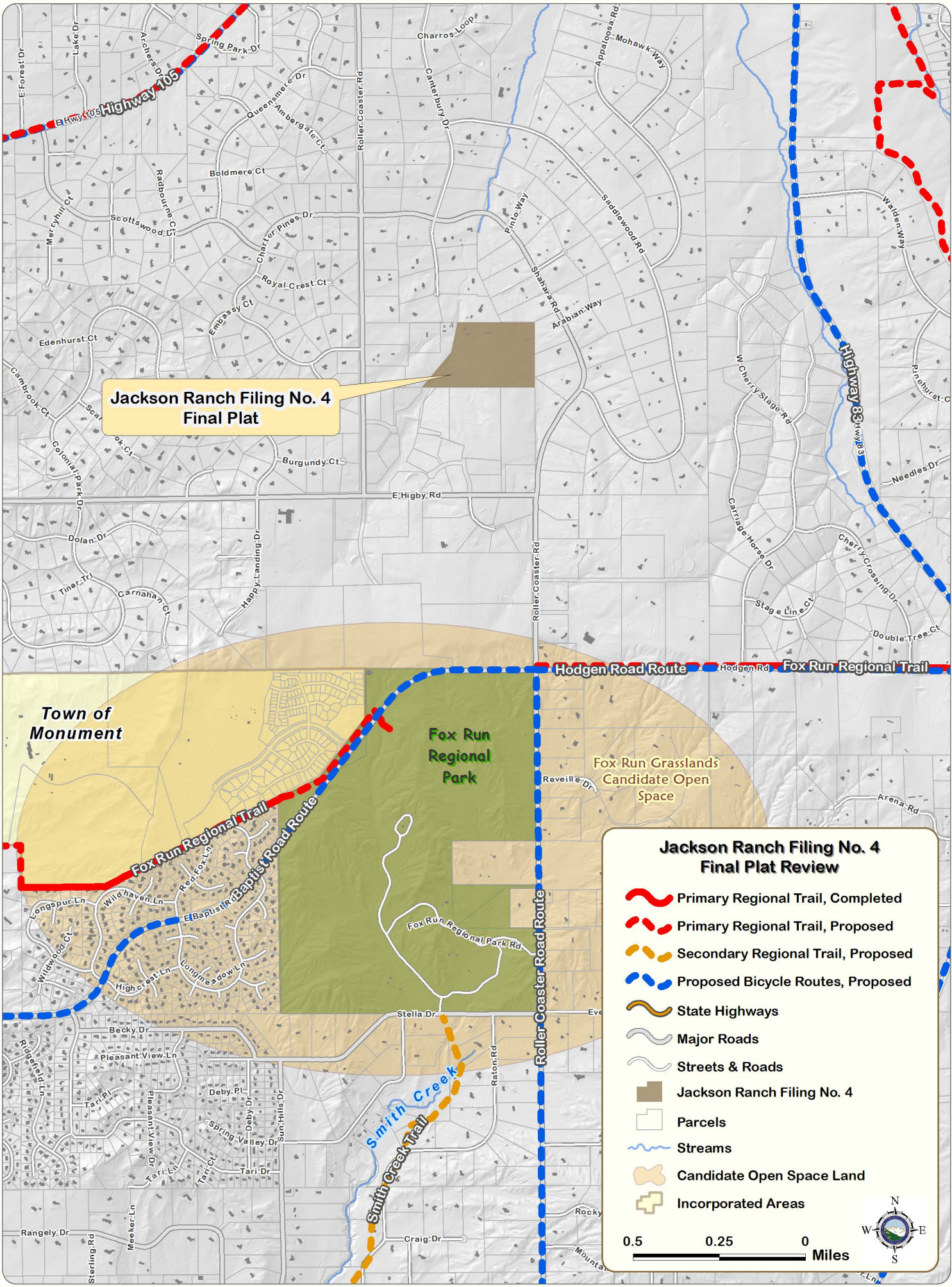
**Fox Run
Regional
Park**

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



Development Application Permit Review



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

July 12, 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.

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|----------------------------------|---------------------------------------|---------------------------|------------|
| Name: | Jackson Ranch Filing No. 4 Final Plat | Application Type: | Final Plat |
| DSD Reference #: | SF-17-016 | CSD / Parks ID#: | 0 |
| Applicant / Owner: | Owner's Representative: | Total Acreage: | 31.18 |
| Four Gates Land Development, LLC | M.V.E., Inc. | Total # of Dwelling Units | 8 |
| Marlene J. Brown, MM | Dave Gorman | Gross Density: | 0.26 |
| 17435 Roller Coaster Road | 1903 Lelaray Street, Suite 200 | Park Region: | 2 |
| Monument, CO 80132-8312 | Colorado Springs, CO 80909 | Urban Area: | 1 |

Existing Zoning Code: **RR-2.5** 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 / acre)

Regional Parks: 2
0.0194 Acres x 8 Dwelling Units = 0.155 acres

| | |
|-------------------|--|
| Urban Parks Area: | 1 |
| 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
\$407.00 / Unit x 8 Dwelling Units = \$3,256.00

| | |
|-------------------|--|
| Urban Parks Area: | 1 |
| 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 the 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.

Park Advisory Board Recommendation: **Endorsed 07/12/2017**