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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 20, 2024

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

Subject: Settlers Ranch Filing No. 3 Final Plat, Preliminary Comments (SF-24-009)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Settlers Ranch Filing No. 3 Final Plat development application and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on June 12, 2024:

This is a request by Jerome W. Hannigan and Associates, Inc., on behalf of Hodgen Settlers Ranch, LLC for endorsement of Settlers Ranch Filing No. 3 Final Plat, which includes 24 single-family rural residential lots on 78.71 acres, with a minimum lot size of 2.5 acres. The property is partially zoned Planned Unit Development (PUD), but a rezone application to RR-2.5 is being considered concurrently. The property is located north of Hodgen Road, west of Stepler Road, and south of the Walden Preserve Subdivision.

The Settlers Ranch Filing No. 2 Master Plat, whose purpose was to outline the phased development of 43 single-family lots on 162.5 acres, was approved in 2013. Settlers Ranch Filing No. 2A was approved in 2013, while Filing No. 2B was approved in 2015 with 7 residential lots on 19.5 acres. Settler's Ranch Filing No. 2C, at 109.59 acres, was approved in March 2020 and contained two tracts totaling approximately 78 acres which were to be developed as rural residential lots at a later date. These two tracts are now being replatted as Settler's Ranch Filing No. 3.

The 2022 El Paso County Parks Master Plan shows two primary regional trails located immediately adjacent to the boundaries of Settlers Ranch Filing No. 3. The proposed Fox Run Regional Trail runs east-west on the north side of Hodgen Road, adjacent the southern boundary of Filing No. 3, while the proposed Cherry Creek Regional Trail is located within open space tracts in Filing No. 2A, located west of and directly adjacent to Filing No 3. Note #28 on the Settlers Ranch Filing No. 2A Final Plat states that a public trail easement will be provided to El Paso County within Tracts A and B for the purpose of constructing and maintaining the Cherry Creek Regional Trail. The Fox Run Regional Trail along Hodgen Road will be accommodated within land purchased with El Paso County PPRTA funds and identified as Parcel 17A.

During the development application review process, EPC Parks staff reached out to Jerome W. Hannigan and Associates, as well as other representatives of the applicant, to verify that the narrow tract of open space land located immediately west and adjacent to Lots 22 and 23 was, in fact, the aforementioned 25' regional trail easement mentioned in Settlers Ranch Filing No. 2A, Note #28. The applicant's representatives were able to verify that this was the trail easement mentioned included with the recording of the Final Plat.

As no park land or trail easement 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 \$12,120, as shown in the attached Development Application Review Form.

Recommended Motion (Filing No. 3 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Settlers Ranch Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$12,120, to be at time of the recording of this Final Plat.

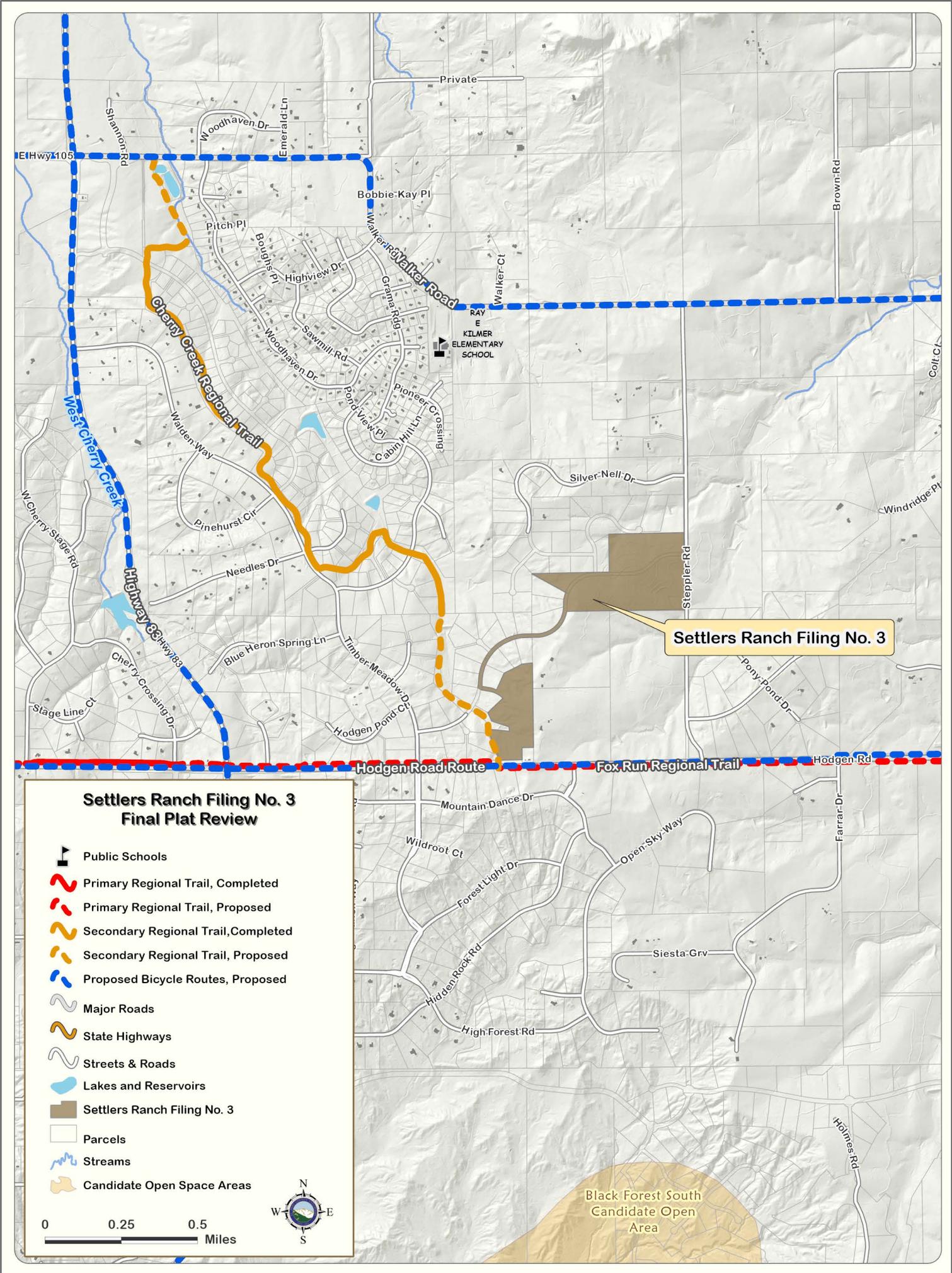
Please let me know if you have any questions or concerns.

Sincerely,



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





**Settlers Ranch Filing No. 3
Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes and Reservoirs
-  Settlers Ranch Filing No. 3
-  Parcels
-  Streams
-  Candidate Open Space Areas



Settlers Ranch Filing No. 3

Black Forest South
Candidate Open
Area

Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 12, 2024

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:	Settlers Ranch Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-009	Total Acreage:	78.71
		Total # of Dwelling Units:	24
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.76
Hodgen Settlers Ranch, LLC	Jerome W. Hannigan & Associates, Inc.	Regional Park Area:	2
Mark Davis	Jerome W. Hannigan	Urban Park Area:	1
P.O. Box 1488	19360 Spring Valley Road	Existing Zoning Code:	PUD
Monument, CO 80132	Monument, CO 80132	Proposed Zoning Code:	RR-2.5

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.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 24 Dwelling Units = 0.466
Total Regional Park Acres: 0.466

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

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 24 Dwelling Units = 0.00
 Community: 0.00625 Acres x 24 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 24 Dwelling Units = \$12,120
Total Regional Park Fees: \$12,120

Urban Park Area: 1

Neighborhood: \$119 / Dwelling Unit x 24 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 24 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Settlers Ranch Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$12,120, to be at time of the recording of this Final Plat.

Park Advisory Board Recommendation: