



**EL PASO COUNTY**

**COLORADO**

COMMISSINERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE CHAIR)

STAN VANDERWEREF  
HOILY WILLIAMS  
CAMI BREMER

## COMMUNITY SERVICES DEPARTMENT

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

January 5, 2021

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

**Subject: Cloverleaf Subdivision Preliminary Plan, Review #3 (SP-20-002)**

Hello Nina,

The Park Operations Division of the Community Services Department has reviewed the Cloverleaf Subdivision Preliminary Plan development application, Review #3, and has additional comments of behalf of El Paso County Parks. El Paso County Parks acknowledges the reduction in the number of housing units from **150** to **144**. A recalculated Development Application Review Form is included in this packet, and the Recommended Motion, originally endorsed by the Park Advisory Board on July 8, 2020, has been updated in **bold** to reflect the reduced park fees.

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on July 8, 2020:

*"This is a request for approval by N.E.S., Inc., on behalf of PT Cloverleaf, LLC., of the Cloverleaf Subdivision Preliminary Plan and Rezone. The site is located east of Monument, northeast of the intersection of Higby Road and Jackson Creek Parkway, and nearly adjacent Lewis-Palmer High School. The property consists of 37.22 acres, with 150 residential and 12 open space tracts, with a minimum lot size of 6000 sf. The site is currently zoned RS-20000, however, a rezone application to RS-5000 is being processed concurrently. The subdivision is located within the bounds of the 2000 Tri-Lakes Comprehensive Plan area.*

*The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Jackson Creek Regional Trail is located 0.35 mile to the east of the project site, while the Cherry Creek Regional Trail and Highway 105 Bicycle Route are both located 0.60 mile north of the property. The existing New Santa Fe Regional Trail is located 0.75 mile to the west of the property. Cloverleaf Subdivision does not lie within any candidate open space area.*

*Although the proposed subdivision is not subject to the El Paso County Land Development Code's PUD 10% open space requirement, the Cloverleaf Subdivision Preliminary Plan shows 6.66 acres of open*

200 S. CASCADE AVENUE, SUITE 100  
OFFICE: (719) 520-7276  
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397

space dedicated to drainages, utilities, public open areas, and trails, and provides for 18% of open space within the development. As no trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

**Recommended Motion (Preliminary Plan):**

*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 Cloverleaf Subdivision Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of **\$67,248** and urban park fees in the amount of **\$42,480.**"*

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

Sincerely,

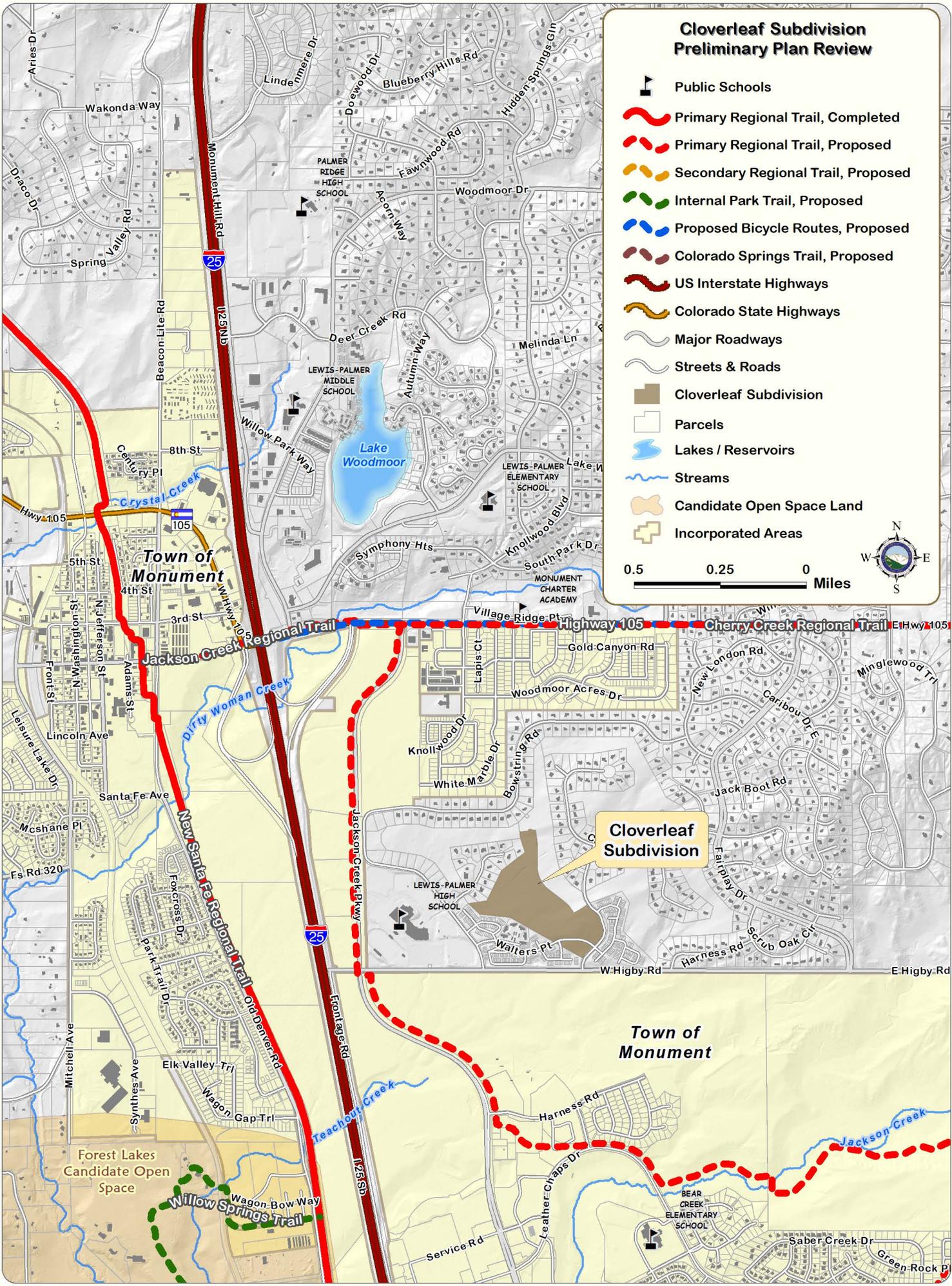


Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

# Cloverleaf Subdivision Preliminary Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Cloverleaf Subdivision
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5      0.25      0  
Miles

**Cloverleaf Subdivision**

**Town of Monument**

Forest Lakes Candidate Open Space

Willow Springs Trail

BEAR CREEK ELEMENTARY SCHOOL

**Development  
Application  
Permit  
Review**



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

January 5, 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.

<b>Name:</b>	Cloverleaf Subdivision Preliminary Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP-20-002	<b>Total Acreage:</b>	37.22
		<b>Total # of Dwelling Units:</b>	144
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	9.67
PT Cloverleaf, LLC	NES, Inc.	<b>Regional Park Area:</b>	2
Joseph DesJardin	Andrea Barlow	<b>Urban Park Area:</b>	1
1864 Woodmoor Drive, Suite 100	619 North Cascade Avenue	<b>Existing Zoning Code:</b>	RS-20000
Moument, CO 80132	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RS-5000

**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 144 Dwelling Units = 2.794  
**Total Regional Park Acres: 2.794**

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 1**

Neighborhood: 0.00375 Acres x 144 Dwelling Units = 0.54  
 Community: 0.00625 Acres x 144 Dwelling Units = 0.90  
**Total Urban Park Acres: 1.44**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$467 / Dwelling Unit x 144 Dwelling Units = \$67,248  
**Total Regional Park Fees: \$67,248**

**Urban Park Area: 1**

Neighborhood: \$116 / Dwelling Unit x 144 Dwelling Units = \$16,704  
 Community: \$179 / Dwelling Unit x 144 Dwelling Units = \$25,776  
**Total Urban Park Fees: \$42,480**

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

**(Updated to reflect park fees for 144 lots) 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 Cloverleaf Subdivision Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$67,248 and urban park fees in the amount of \$42,480.**

Park Advisory Board Recommendation:

Originally PAB Endorsed 07/08/2020