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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

June 26, 2020

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

Subject: Cloverleaf Subdivision Preliminary Plan and Rezone (SP-20-002, P-20-001)

Hello Gabe,

The Park Operations Division of the Community Services Department has reviewed the Cloverleaf Subdivision Preliminary Plan and Rezone development applications and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board 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 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.

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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 \$70,050 and urban park fees in the amount of \$44,250.


















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

Sincerely,


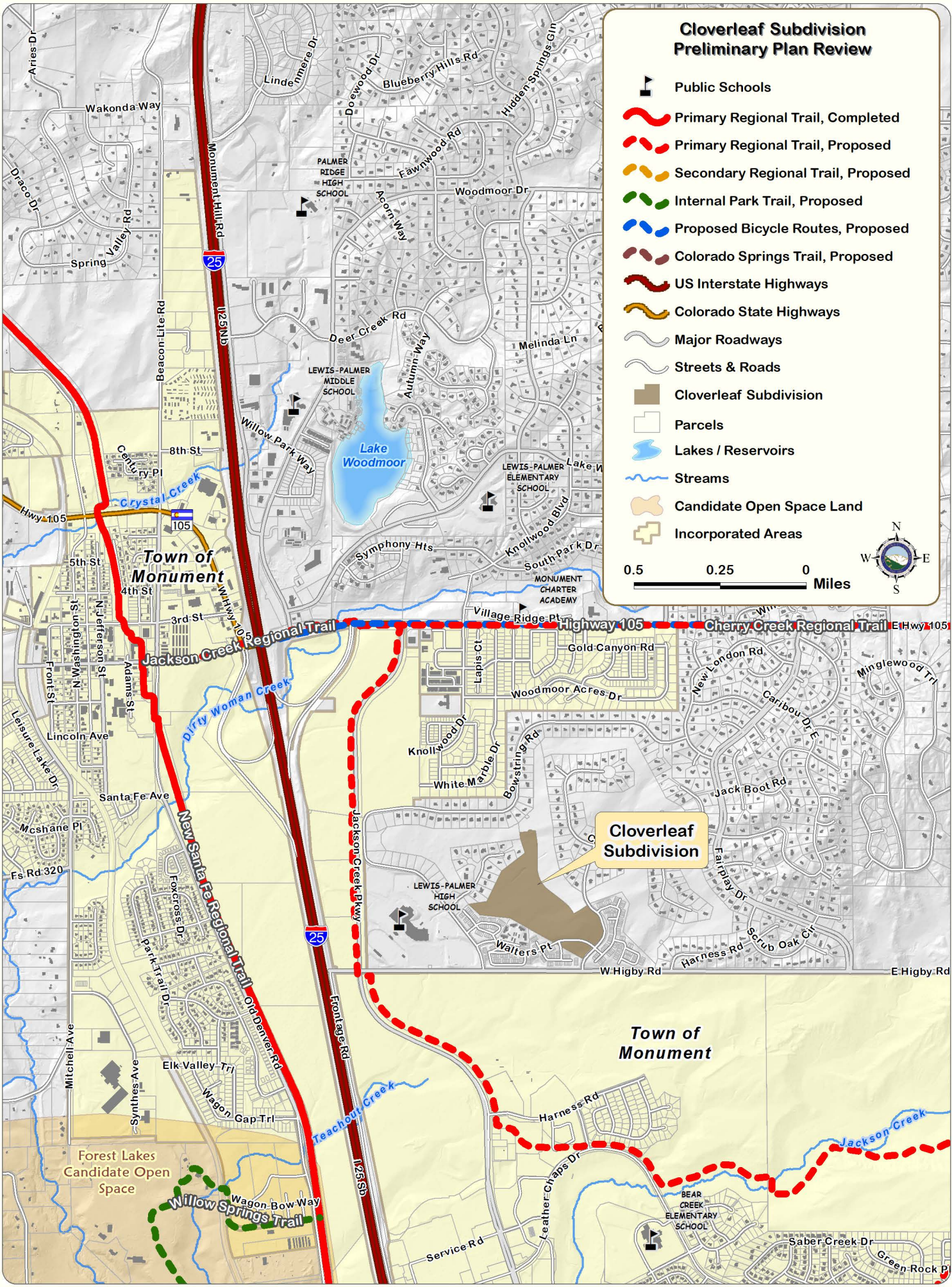


Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

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

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

July 8, 2020

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:	Cloverleaf Subdivision Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-20-002	Total Acreage:	37.22
		Total # of Dwelling Units:	150
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.08
PT Cloverleaf, LLC	NES, Inc.	Regional Park Area:	2
Joseph DesJardin	Andrea Barlow	Urban Park Area:	1
1864 Woodmoor Drive, Suite 100	619 North Cascade Avenue	Existing Zoning Code:	RS-20000
Moument, CO 80132	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 2	Urban Park Area: 1
0.0194 Acres x 150 Dwelling Units = 2.910	Neighborhood: 0.00375 Acres x 150 Dwelling Units = 0.56
Total Regional Park Acres: 2.910	Community: 0.00625 Acres x 150 Dwelling Units = 0.94
	Total Urban Park Acres: 1.50
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 1
\$467 / Dwelling Unit x 150 Dwelling Units = \$70,050	Neighborhood: \$116 / Dwelling Unit x 150 Dwelling Units = \$17,400
Total Regional Park Fees: \$70,050	Community: \$179 / Dwelling Unit x 150 Dwelling Units = \$26,850
	Total Urban Park Fees: \$44,250

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

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 \$70,050 and urban park fees in the amount of \$44,250.

Park Advisory Board Recommendation: