

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 17, 2021

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

Subject: Cloverleaf Subdivision Preliminary Plan, Review #4 (SP-20-002)

Hello Nina,

The Park Operations Division of the Community Services Department has reviewed the Cloverleaf Subdivision Preliminary Plan development application, Review #4, and has additional comments of behalf of El Paso County Parks. El Paso County Parks is disappointed to see the removal of the local walking path located behind the lots on Crimson Clover Drive. Staff understands that the removal was in response to comments submitted by residents of Leggins Way, located adjacent and northwest of the Cloverleaf subdivision. The loss of this trail reduces access for residents on the northern side of the development to points on the southwest side, such as Lewis-Palmer High School. Staff recommends that the applicant restore this trail to allow for safe off-street pedestrian access through the development. Post and dowel fencing could be installed along the trail to provide an attractive deterrent to unauthorized entry of the residential lots along Leggins Way.

EPC Parks staff continues to acknowledge 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 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.

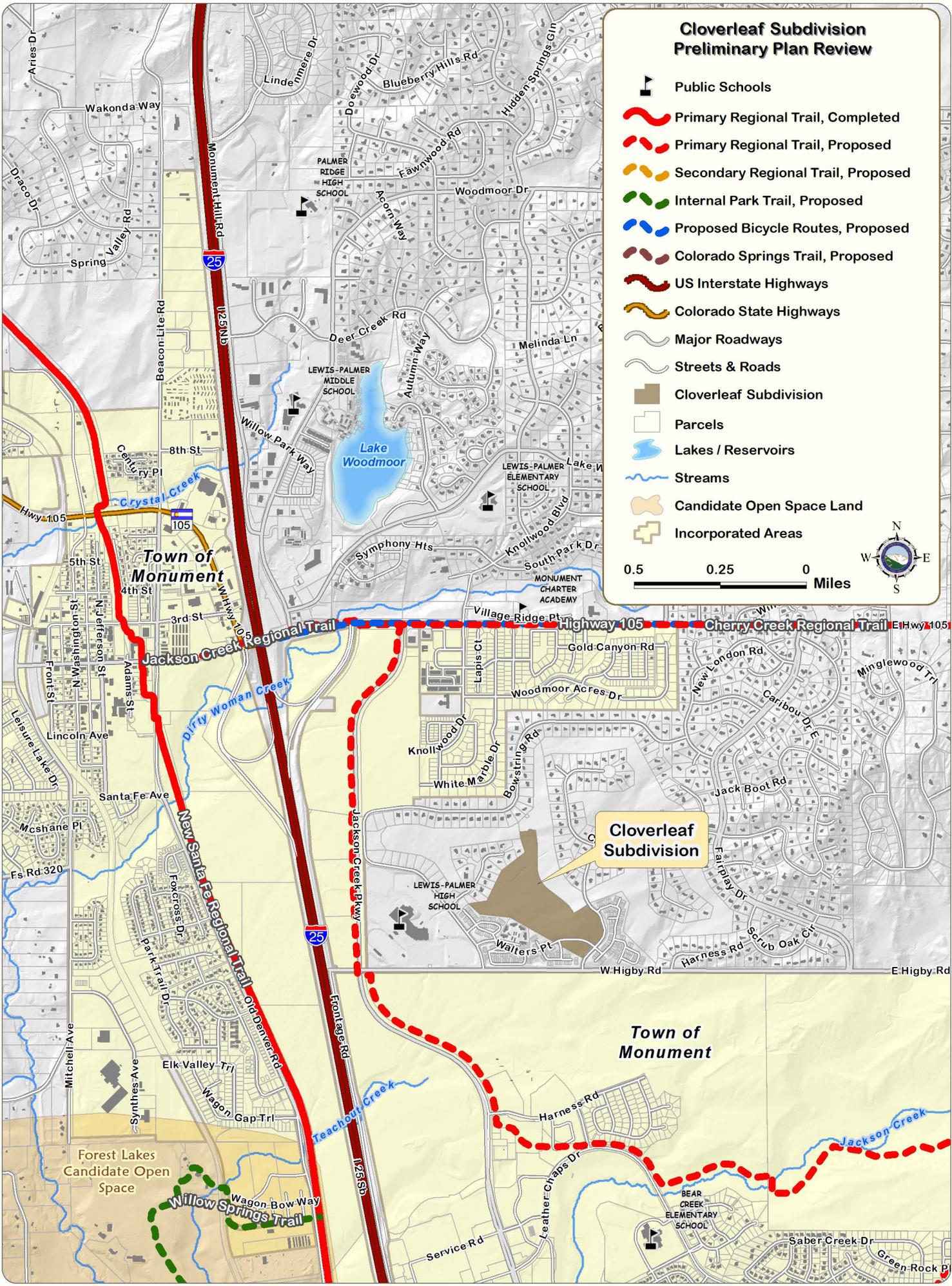
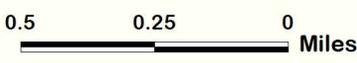
Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
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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



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.

Name:	Cloverleaf Subdivision Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-20-002	Total Acreage:	37.22
		Total # of Dwelling Units:	144
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.67
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

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