

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

September 15, 2022

Ryan Howser  
Project Manager  
El Paso County Development Services Department

**Subject: The Villas at Claremont Ranch (SF2228)**

Ryan,

The Community Services Department has reviewed the Villas at Claremont Ranch Final Plat application and is providing the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on October 12<sup>th</sup> and its recommendation will be provided after the meeting.

This is a request by N.E.S Inc. on behalf of Phi Real Estate Services LLC for final plat approval for 83 single-family lots, 5 tracts, and public rights-of-way on 10.17 acres. The project site lies north of Meadowbrook Pkwy and east of Marksheffel Rd. Existing residential development is located to the east, and Sand Creek is located to the north.

The Villas at Claremont Ranch PUD Development/Preliminary Plan for 83 attached single-family lots was approved in June 2022. The proposed final plat is in general agreement with the previously approved PUD, and includes a replat of Tract A of Claremont Ranch Filing No. 7 (0.44 acres) and Tract G of Claremont Ranch Filing No. 7 (9.73 acres).

PUD zoned developments require a minimum of 10% open space dedication. This development features 4.48 acres of usable open space tracts out of the 10.17 acre filing, which does not include the detention pond. This equals 44% open space which exceeds the standard open space dedication requirement. Staff also notes the plan features an interconnected network of sidewalks and a trail that provide will provide access to the proposed Sand Creek trail to the north. All open space will be maintained by an HOA.

The 2013 Parks Master Plan shows the proposed Marksheffel Bicycle Route running north-south along Marksheffel on the west side of the development. The proposed City of Colorado Springs N. Chelton Rd to N. Academy trail is 0.7 miles north of the development. Dedicated public rights-of-way already exist along the Marksheffel bicycle route, so no easement requests are necessary.

Parks staff recommends fees in lieu of land dedication for regional park purposes. Park fees will be required upon recording of the final plat. Again, this application is scheduled for El Paso County Park Advisory Board consideration on October 12<sup>th</sup> and its recommendation will be provided after the meeting.



**Recommended Motion:**

*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 Villas at Claremont Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park fees in the amount of \$24,070.*

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

**Development  
Application  
Permit  
Review**



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

**October 12, 2022**

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>	The Villas at Claremont Ranch Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF2228	<b>Total Acreage:</b>	10.17
		<b>Total # of Dwelling Units:</b>	83
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	20.40
		<b>Regional Park Area:</b>	4
Cherokee Metro District	NES, Inc.	<b>Urban Park Area:</b>	5
6520 Palmer Park Blvd.	619 North Cascade Suite 200	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80915	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RM-30

**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: 4**

0.0194 Acres x 83 Dwelling Units = 1.610

**Total Regional Park Acres: 1.610**

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

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 83 Dwelling Units = 0.31

Community: 0.00625 Acres x 83 Dwelling Units = 0.52

**Total Urban Park Acres: 0.83**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$460 / Dwelling Unit x 83 Dwelling Units = \$38,180

**Total Regional Park Fees: \$38,180**

**Urban Park Area: 5**

Neighborhood: \$114 / Dwelling Unit x 83 Dwelling Units = \$9,462

Community: \$176 / Dwelling Unit x 83 Dwelling Units = \$14,608










**Total Urban Park Fees: \$24,070**

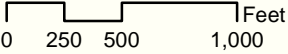
**ADDITIONAL RECOMMENDATIONS**

**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 Villas at Claremont Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park fees in the amount of \$24,070.

**Park Advisory Board Recommendation:**

# The Villas at Claremont Ranch Final Plat

-  SubjectProperty
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Parcels
-  Incorporated Areas
-  CSU\_BuildingFootprint
-  Streams



Claremont Ranch

City of Colorado Springs

Semper Supra Pt

EHwy 24

Selix Grv

Woolsey Hts

Meclain Pt

Cole Vw

Preble Dr

Boreal Dr

Nova Vw

Air Ln

Shawnee Dr

Mineola St

D St

I St

L St

A St

J St

K St

M St

N St

O St

Salt Grass Ct

Colorado Tech Dr

N Sioux Cir

Grv

Private

Markshaffel Road Route

N Markshaffel Rd

Bucolo Ave

Guinness Way

Notre Way

Irish Dr

Tennis Ln

Velliquette Ln

Colorado Tech Dr

Silver Meadow Cir

Dewhurst Dr

Meadowbrook Pkwy

Parsonage Ln

Postrock Dr

Woodpark Dr

Hames Dr

Springside Dr

Pinyon Jay Dr

Sage Grouse Ln

Klein Pl

Capital Dr

Riverwalk Pkwy

Confluence Pt

Lupan Dr

Private

Private

Private

Private

Private

Private

Private