



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

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

December 22, 2020

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

Subject: Cloverleaf Metropolitan District (ID-20-004)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the special district application for the Cloverleaf Metropolitan District, and has the following comments on behalf of El Paso County Parks:

This is a request by Icenogle Seaver Pogue, on behalf of PT Cloverleaf, LLC., for approval of the Cloverleaf Metropolitan District. The 37.22-acre property is currently zoned RR-20000, however, a concurrent rezoning application to RS-5000 is currently under review. The site is located southeast of Highway 105 and Interstate 25, north of Higby Road, and east of Lewis-Palmer High School and Jackson Creek Parkway. The property 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 and metropolitan district. 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, on the west side of Interstate 25. Cloverleaf subdivision does not lie within any candidate open space area.

EPC staff is encouraged by the applicant's willingness to provide recreational amenities for its residents and citizens of El Paso County through the development of a connected trail and open space system. The applicant's Letter of Intent and Service Plan consistently mentions construction and ongoing maintenance of a local trail system, as well as the conservation of open space, particularly the efforts put forth by the Woodmoor Open Space Coalition which seeks to purchase additional open space tracts from the Walters Family Partnership. While some of the purchase property will become privately held, a significant portion will become available as public open space for the residents of Cloverleaf and the surrounding neighborhoods.

Staff encourages the applicant to continue to plan and provide additional recreational opportunities for the residents of Cloverleaf and visitors to the Town of Monument through the eventual expansion of the trail and open space system that links Cloverleaf to surrounding neighborhoods and schools.

These comments are being provided administratively and do not require endorsement by the Park Advisory Board.

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

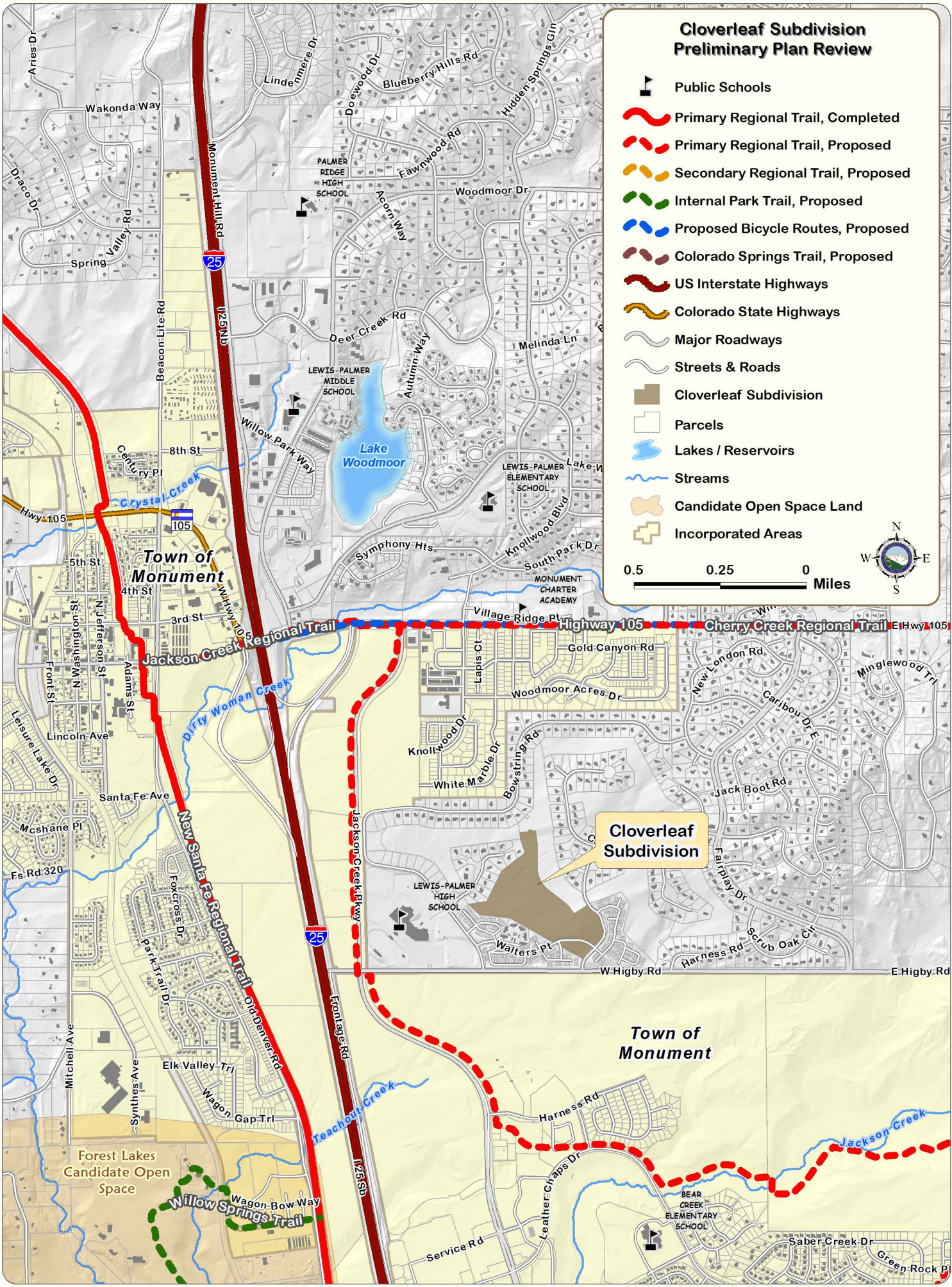
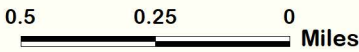
Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping underline.

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



Cloverleaf Subdivision

Town of Monument

BEAR CREEK ELEMENTARY SCHOOL