

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

February 15, 2022

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

Subject: Cloverleaf Subdivision Filing No. 2 Final Plat, Review #3 – (SF-21-023)

Hello John,

The Park Operations Division of the Community Services Department has reviewed the Cloverleaf Subdivision Filing No. 2 Final Plat, Review #3 development application and has the following additional comments of behalf of El Paso County Parks. Staff acknowledges the reduction in the number of residential lots from 132 to 131 and has therefore adjusted both the regional and urban park fees to reflect this change. An updated subdivision review form is attached, and the endorsed comments and **recommendations** below have been edited to reflect the new fee amounts.

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on July 14, 2021:

“This is a request for approval by N.E.S., Inc., on behalf of PT Cloverleaf, LLC., of the Cloverleaf Subdivision Filing No. 2 Final Plat. 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. Filing No. 2 Final Plat consists of 132 residential lots on a total of 37.28 acres with a minimum lot size of 5,750 sf. The site is zoned RS-5000, and 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 impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Regional Trail is located approximately 0.35 mile west of Filing No. 2, 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.

Although the proposed subdivision is not subject to the El Paso County Land Development Code’s PUD 10% open space requirement, the overall 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. Numerous open space tracts, designated for landscaping, stormwater detention, neighborhood trails, or public open space, are included in the Filing No. 2 Final Plat application, and the subdivision is located immediately adjacent open space tracts which are owned by the Walters Family Partnership, LLLP, and are described in the Filing No. 2 Final Plat Letter of Intent as fundamental land components of the Cloverleaf Subdivision, as follows:



“A group of local residents formed the Woodmoor Open Space Coalition (WOSC) with the intent of purchasing the 100-acres of undeveloped tracts in this area as public open space use from the current owners, the Gary E Walters Trust and the Walters Family Partnership LLLP. The Walters family representatives agreed to the sale of 70-acres as open space, provided at least 30-acres were developed for residential lots. In order to raise the funds for this land purchase, WOSC will simultaneously sell small portions of the open space to individual adjacent lot owners as extensions of their lots. The replat to accomplish this will be submitted separately by WOSC and is currently under review by the County.”

As no park land or 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 (Filing No. 2 Final Plat):

*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 Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of **\$60,260** and urban park purposes in the amount of **\$37,990.**”*

Please feel free to contact me should you have any questions or concerns.

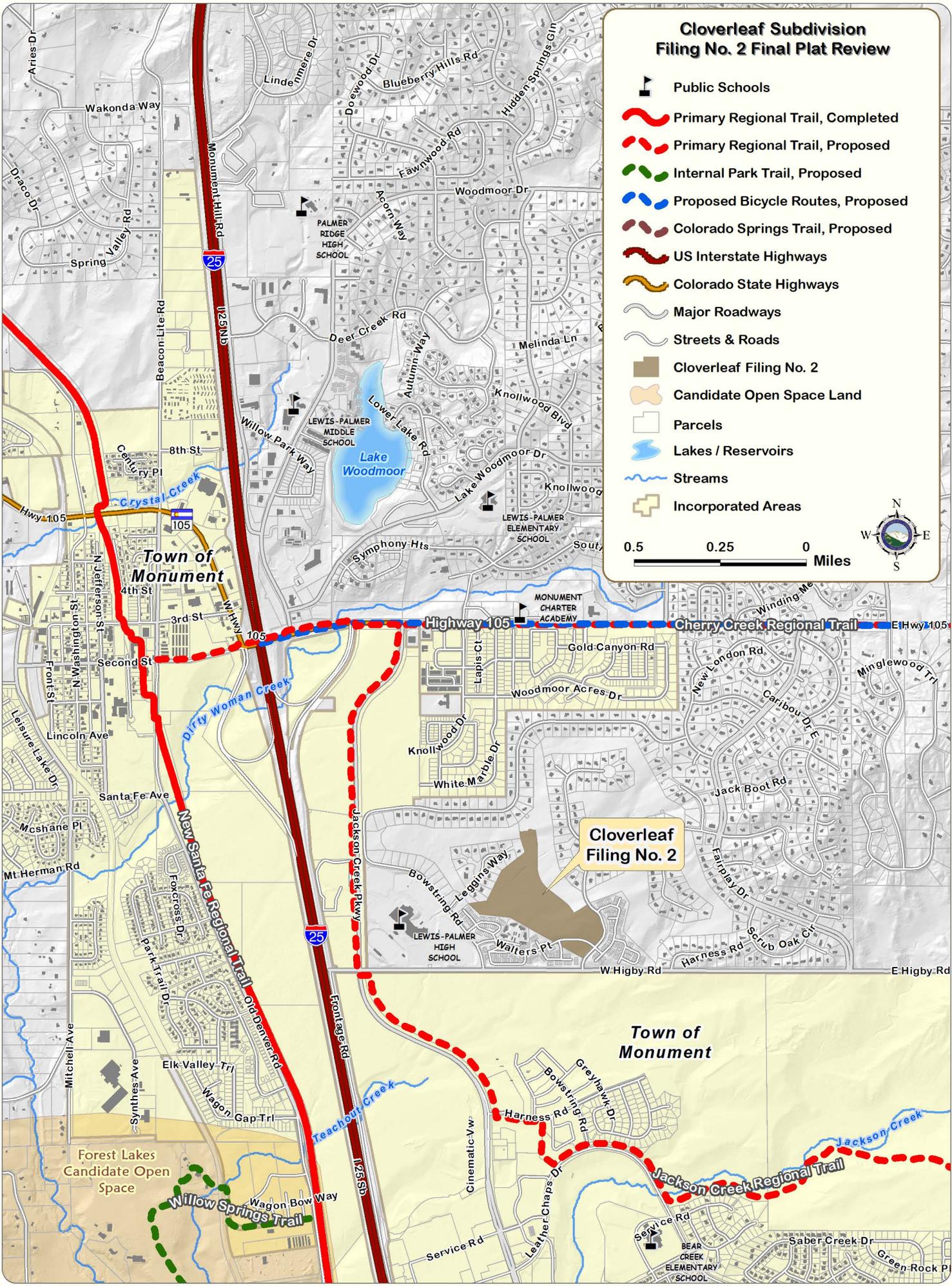
Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
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Cloverleaf Subdivision Filing No. 2 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary 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 Filing No. 2
-  Candidate Open Space Land
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Incorporated Areas



**Cloverleaf
Filing No. 2**

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

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

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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 Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-023	Total Acreage:	37.28
		Total # of Dwelling Units:	131
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.78
PT Cloverleaf, LLC	N.E.S., Inc.	Regional Park Area:	2
Joseph DesJardin	Tamara Baxter	Urban Park Area:	1
1864 Woodmoor Drive, Suite 100	619 North Cascade Avenue	Existing Zoning Code:	RS-5000
Monument, Colorado 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

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

Regional Park Area: 2

Urban Park Area: 1

0.0194 Acres x 131 Dwelling Units = 2.541
Total Regional Park Acres: 2.541

Neighborhood:	0.00375 Acres x 131 Dwelling Units =	0.49
Community:	0.00625 Acres x 131 Dwelling Units =	0.82
	Total Urban Park Acres:	1.31

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1

\$460 / Dwelling Unit x 131 Dwelling Units = \$60,260
Total Regional Park Fees: \$60,260

Neighborhood:	\$114 / Dwelling Unit x 131 Dwelling Units =	\$14,934
Community:	\$176 / Dwelling Unit x 131 Dwelling Units =	\$23,056
	Total Urban Park Fees:	\$37,990

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 Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$60,260 and urban park purposes in the amount of \$37,990.

Park Advisory Board Recommendation:

Originally PAB Endorsed 07/14/2021