

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 8, 2021

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

Subject: Claremont Ranch Sketch Plan Amendment and Preliminary Plan (SKP211 & PUDSP211)

Kari,

The Planning Division of the Community Services Department has reviewed the Claremont Ranch Sketch Plan Amendment and has the following comments on behalf of El Paso County Parks. This application will be presented to the El Paso County Park Advisory Board on February 10, 2021. PAB endorsed comments shall be forwarded after the meeting.

This is a request by NES, on behalf of Rodo Investments LLC for approval of the Claremont Ranch Sketch Plan Amendment & Claremont Ranch Preliminary Plan.

The Claremont Ranch Sketch Plan dates back to 1997, when the County approved the Claremont Ranch Sketch Plan to include 8 filings totaling 408.6 AC including ROW, commercial, single family, multi family, neighborhood commercial, retail/commercial, industrial, and open space. A preliminary plan for 385 acres was approved by the County in 2001.

In 2004, a Sketch Plan Amendment was approved to change a 6-acre portion from church to multifamily and relocated the southern Sand Creek vehicular bridge. The County, also approved the reconfiguration of a 124 AC portion adjacent to Marksheffel Road. This request included rezoning from RR3, R-2, PUD to R-2 and PUD, and amendments to include general lot and block layouts.

Since 2004, final plats and development plans have been approved and constructed for several filings of Claremont Ranch. Filing 7, located southeast of Sand Creek, east of Marksheffel Road and Northwest of Highway 24, consisting of 54.208 AC, was rezoned from RR-3 to PUD. The intent of that rezoning was for the construction of 70 single-family dwelling units, one tract for future high-density single-family development for 116 dwelling units, and one tract each for future commercial and hotel use. This submittal is proposing to amend the vacant commercial portion (10.17 AC) of the PUD zoning to allow for attached single-family use of the site.



The approximately 10.17-acre project site lies north of Meadowbrook Pkwy and east of Marksheffel Rd. It comprises Tract G of Claremont Ranch Filing No. 7 (9.73 acres) and Tract A of Claremont Ranch Filing No. 7 (0.44 acres).

There is a 10% open space requirement for Planned Unit Developments (PUD). The plan shows 5.68 acres of open space on the 10.17 acre site. This would equal an open space percentage of 56%. However, the detention pond on the north side of the site is being counted as part of this total. The development likely meets the 10% open space without the detention pond, but it will have to be taken out of the 4.69 acre tract E for an accurate open space count. The plan shows landscaping between the houses and along the perimeter of the site. A trail connection is shown extending from the development to the existing Sand Creek Trail to the north. Benches are shown along this trail connection.

While the trail connection to the East fork of the Sand Creek Trail is appreciated, this part of the county has few recreation opportunities in the form of parks or playgrounds. Staff recommends that the applicant develop publicly accessible recreational amenities and useable open space facilities.

The 2013 Parks Master Plan shows the proposed Marksheffel Bicycle Route running north-south along Marksheffel on the west side of the property. The proposed City of Colorado Springs N. Chelton Rd to N. Academy trail is .7 miles north of the subject property. A dedicated public right-of-way already exists along the Marksheffel bicycle route, so no easement requests is necessary.

Recommended Motion #1:

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 Claremont Ranch Sketch Plan Amendment: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop recreational amenities for use by residents. (3) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats.

Recommended Motion #2:

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 Claremont Ranch Sketch Plan Amendment: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop recreational amenities for use by residents. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park purposes in the amount of \$24,070.

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

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Development Application Permit Review



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

February 10, 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:	Claremont Ranch	Application Type:	Prelim. Plan
PCD Reference #:	PUD SP-211	Total Acreage:	9.73
		Total # of Dwelling Units:	83
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	21.33
		Regional Park Area:	2
		Urban Park Area:	3
Rodo Investments LLC	NES, Inc.	Existing Zoning Code:	PUD
20 Boulder Crescent Suite 200	619 N. Cascade Suite 200	Proposed Zoning Code:	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903		

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 83 Dwelling Units = 1.610
Total Regional Park Acres: 1.610

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

Urban Park Area: 3

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: 2

\$460 / Dwelling Unit x 83 Dwelling Units = \$38,180
Total Regional Park Fees: \$38,180

Urban Park Area: 3

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 Claremont Ranch Sketch Plan Amendment: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop recreational amenities for use by residents. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park purposes in the amount of \$24,070.

Park Advisory Board Recommendation:

PAB Endorsed 2-10-2021