

**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](mailto:GregStachon@elpasoco.com)

# Claremont Ranch Sketch Plan & Preliminary Plan

-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Candidate Open Space Land
-  Major Roads
-  State Highways
-  Streets & Roads
-  Subject Property
-  Parcels
-  Streams

0 250 500 1,000 1,500 Feet



**Claremont Ranch Sketch Plan**

Marksheffel Road Route

East Fork Sand

Falcon / Garrett Road Candidate Open Space

City of Colorado Springs

Hwy 94 Highway 94 Route  
Highway 94 Trail



**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.

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

**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:**