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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 15, 2023

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

Subject: Claremont Ranch Tract F Preliminary Plan (SP233)

Hello Ryan,

This is a request by Kimley-Horn and Associates on behalf of Rockwood Homes, LLC, for preliminary plan approval for Thirty-two (32) three (3) story multi-family townhome buildings totaling 107 dwelling units. The site totals 9.8 acres and is located east of Marksheffel Road and South of Meadowbrook Parkway. The Park Advisory Board considered this application at their May 10, 2023 meeting and endorsed the following recommendation.

The property was rezoned from PUD CAD-O (Commercial / Hotel District with Airport District Overlay) to RM-30 (Residential Multifamily) CAD-O District. The rezone was approved by the Board of County Commissioners on September 6, 2022. This application is in compliance with RM-30 zoning which provides for a maximum dwelling unit density of 30 dwelling units / acre.

RM-30 zoning does not include any provision for open space dedications requirements. However, this application includes 3.83 acres (39%) of open space / drainage tracts along the perimeter of the property and within several walkways within the property.

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 0.7 miles north of the subject property. Dedicated public rights-of-way already exist along the Marksheffel bicycle route, so no easement requests are necessary.

As no park lands or trail easement dedications are necessary for this application, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. **Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.**

Recommended Motion (Endorsed 5/10/2023):

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 Tract F Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$49,220 and urban park fees in the amount of \$31,030.

Jason Meyer
Park Planning Manager
Community Services Department
jasonmeyer@elpasoco.com



Claremont Ranch Tract F Preliminary Plan

- SubjectProperty
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- CSU_BuildingFootprint

0 125 250 500 Feet



Meadowbrook Pkwy

Markshoeffel Road
Routen Markshoeffel Rd

Gary Watson Pt

Woolsey Hts

Walton Dr

E Hwy 24

Claremont Ranch
Tract F

Falcon / Garrett Road
Candidate Open
Space



**Development
Application
Permit
Review**



PARKS & COMMUNITY SERVICES DEPARTMENT

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

May 4, 2023

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 Tract F Preliminary Plan	Application Type:	Prelim Plan
PCD Reference #:	SP233	Total Acreage:	9.80
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	107
Rockwood Homes, LLC	Kimley-Horn & Associates	Dwelling Units Per 2.5 Acres:	27.30
5436 Carvel Grove	2 North Nevada, Suite 300	Regional Park Area:	2
Colorado Springs, CO 80922	Colorado Springs, CO 80903	Urban Park Area:	3
		Existing Zoning Code:	RM-30
		Proposed Zoning Code:	RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
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LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 2	Urban Park Area: 3	
0.0194 Acres x 107 Dwelling Units = 2.076	Neighborhood: 0.00375 Acres x 107 Dwelling Units = 0.40	
Total Regional Park Acres: 2.076	Community: 0.00625 Acres x 107 Dwelling Units = 0.67	
	Total Urban Park Acres: 1.07	
FEE REQUIREMENTS		
Regional Park Area: 2	Urban Park Area: 3	
\$460 / Dwelling Unit x 107 Dwelling Units = \$49,220	Neighborhood: \$114 / Dwelling Unit x 107 Dwelling Units = \$12,198	
Total Regional Park Fees: \$49,220	Community: \$176 / Dwelling Unit x 107 Dwelling Units = \$18,832	
	Total Urban Park Fees: \$31,030	

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 Tract F Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$49,220 and urban park fees in the amount of \$31,030. Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.

Park Advisory Board Recommendation:

Endorsed 5/10/2023