

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

March 7, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Claremont Ranch Tract F Rezone (P223)

Ryan,

The Community Services Department has reviewed the Claremont Ranch Tract F rezone application and is providing the following administrative comments on behalf of El Paso County Parks. A concurrent sketch plan amendment is also being processed and these comments would apply to both.

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 acres including right of way, 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.

This is a request by Kimely-Horn & Associates on behalf of Rockwood Homes LLC to the rezone Tract F of Filing No.7 a 9.8 acre parcel from the PUD CAD-O (Commercial/Hotel District with Commercial Airport District Overlay) to the RM-30 (Residential Multifamily) CAD-O District. The parcel is located in the southwest corner of the Claremont Ranch subdivision, at the northeast corner of Marksheffel Road and US 24 intersection.

The Applicant intends to develop +/-150 multifamily units in several buildings on the 9.8 acre site with a maximum density of 30 DU/AC in the proposed RM-30 zone. The planned community will include several multifamily unit buildings, office, club house, swimming pool, landscaping, and open spaces. Parking will be provided with a combination of attached and detached garages, and uncovered surface parking.

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 is necessary.

Required El Paso County Park fees will be calculated upon future submittal of final plat(s). At the time of this review, the 2022 estimated park fees for 150 dwelling units would total \$69,000 in regional park fees and \$43,500 in urban park fees.



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

Sincerely,

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

