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ENVIRONMENTAL SERVICES ~VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 26, 2021

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

Subject: Claremont Ranch Sketch Plan Amendment (SKP211)

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.

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 relocation of the southern Sand Creek vehicular bridge. At this time Filing 7, as the Board of County Commissioners, 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).

Currently the sketch plan amendment does not include any additional allocation of open space. Staff strongly encourages the applicant to consider more robust open space and urban park options in the form of usable open space, neighborhood pocket parks, or other recreation opportunities within the residential areas that were previously zoned for industrial and commercial uses.

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 rights-of-way already exists along the Marksheffel bicycle route, so no easement requests is necessary.

Required El Paso County Park fees for regional and urban park purposes will be required at the time of the recording of the future final plats based upon residential densities.

Recommended Motion:

> *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) strongly encourage the applicant to include open space dedication within the amendment area, (2) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats.*

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

EL PASO COUNTY

COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

January 26, 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 Sketch Plan Amendment	**Application Type:**	Sketch Plan
PCD Reference #:	SKP-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
Rodo Investments LLC	NES, Inc.	**Urban Park Area:**	3
20 Boulder Crescent Suite 200	619 N. Cascade Suite 200	**Existing Zoning Code:**	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903	**Proposed Zoning Code:**	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 Waterview North Sketch Plan Amendment: (1) strongly encourage the applicant to include open space dedication within the amendment area, (2) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats.**

Park Advisory Board Recommendation: **PAB Endorsed 2-10-2021**