

Development Application Permit Review



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

June 21, 2019

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:	Creekside at Lorson Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-1913	Total Acreage:	83.09
		Total # of Dwelling Units:	235
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.07
Lorson, LLC	Core Engineering Group, LLC	Regional Park Area:	4
Jeff Mark		Urban Park Area:	4
212 N. Wahsatch Avenue, Suite 301	15004 1st Ave South	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Burnsville, MN 55306	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: 4

0.0194 Acres x 235 Dwelling Units = 4.559
Total Regional Park Acres: 4.559

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

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 235 Dwelling Units = 0.88
 Community: 0.00625 Acres x 235 Dwelling Units = 1.47
Total Urban Park Acres: 2.35

FEE REQUIREMENTS

Regional Park Area: 4

\$456 / Dwelling Unit x 235 Dwelling Units = \$107,160
Total Regional Park Fees: \$107,160

Urban Park Area: 4

Neighborhood: \$113 / Unit Acres x 235 Dwelling Units = \$26,555
 Community: \$175 / Unit Acres x 235 Dwelling Units = \$41,125
Total Urban Park Fees: \$67,680

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside at Lorson Ranch Filing No. 1 Final Plat include the following conditions: (1) show the non-County trails within Tracts A, B, and D on the final plat drawings; (2) Require fees in lieu of land for regional park purposes in the amount of \$107,160 and urban fees in the amount of \$67,680. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation: Endorsed 06/12/2019