

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** The Ridge at Lorson Ranch Filing No. 1 Final Plat

**Agenda Date:** March 9, 2022

**Agenda Item Number:** #6 - C

**Presenter:** Jason Meyer, Planning Supervisor

**Information:** **Endorsement:** X

#### Background Information:

Request by Lorson, LLC for approval of The Ridge at Lorson Ranch Filing No. 1 Final Plat. The project site is located along the eastern edge of the larger Lorson Ranch development between Fontaine Blvd and Lorson Blvd. The site consists of 107.82 acres and includes 535 single-family residential lots on 63.41 acres, 12 tracts totaling 16.32 acres, and public rights-of-way totaling 28.10 acres. This site is zoned PUD and is consistent with the previously approved PUDSP for The Ridge at Lorson Ranch.

Open Space dedications total 16.32 acres, or 15% of the project site which meets the minimum 10% dedication for PUD zoning. This includes several tracts within the residential area, tracts along the eastern edge of the filing, and tracts along Fontaine Blvd.

The El Paso County Parks Master Plan identifies the Fontaine Blvd Bicycle Route north of the project site which will be accommodated within public right-of-way. No County regional trails are within the project site.

The letter of intent includes language stating that two pocket parks will be installed against required El Paso County urban park fees within Tract H and I. Park staff appreciates the applicant's willingness to provide these park sites, but the credits against urban park fees must be memorialized in a Park Lands Agreement.

Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$246,100 and urban park purposes in the amount of \$155,150. 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 of this final plat.

#### Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Ridge at Lorson Ranch Filing No. 1 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$246,100 and urban park

purposes in the amount of \$155,150. 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 Filing No. 1 Final Plat.

**Development  
Application  
Permit  
Review**



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

**February 16, 2022**

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>	The Ridge at Lorson Ranch Filing No. 1 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-224	<b>Total Acreage:</b>	107.82
		<b>Total # of Dwelling Units:</b>	535
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	12.40
Lorson, LLC	Matrix Design Group	<b>Regional Park Area:</b>	4
212 N. Wahsatch Ave	2435 Research Parkway	<b>Urban Park Area:</b>	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	<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: 4**

0.0194 Acres x 535 Dwelling Units = 10.379  
**Total Regional Park Acres: 10.379**

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

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 535 Dwelling Units = 2.01  
 Community: 0.00625 Acres x 535 Dwelling Units = 3.34  
**Total Urban Park Acres: 5.35**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$460 / Dwelling Unit x 535 Dwelling Units = \$246,100  
**Total Regional Park Fees: \$246,100**

**Urban Park Area: 4**

Neighborhood: \$114 / Dwelling Unit x 535 Dwelling Units = \$60,990  
 Community: \$176 / Dwelling Unit x 535 Dwelling Units = \$94,160  
**Total Urban Park Fees: \$155,150**

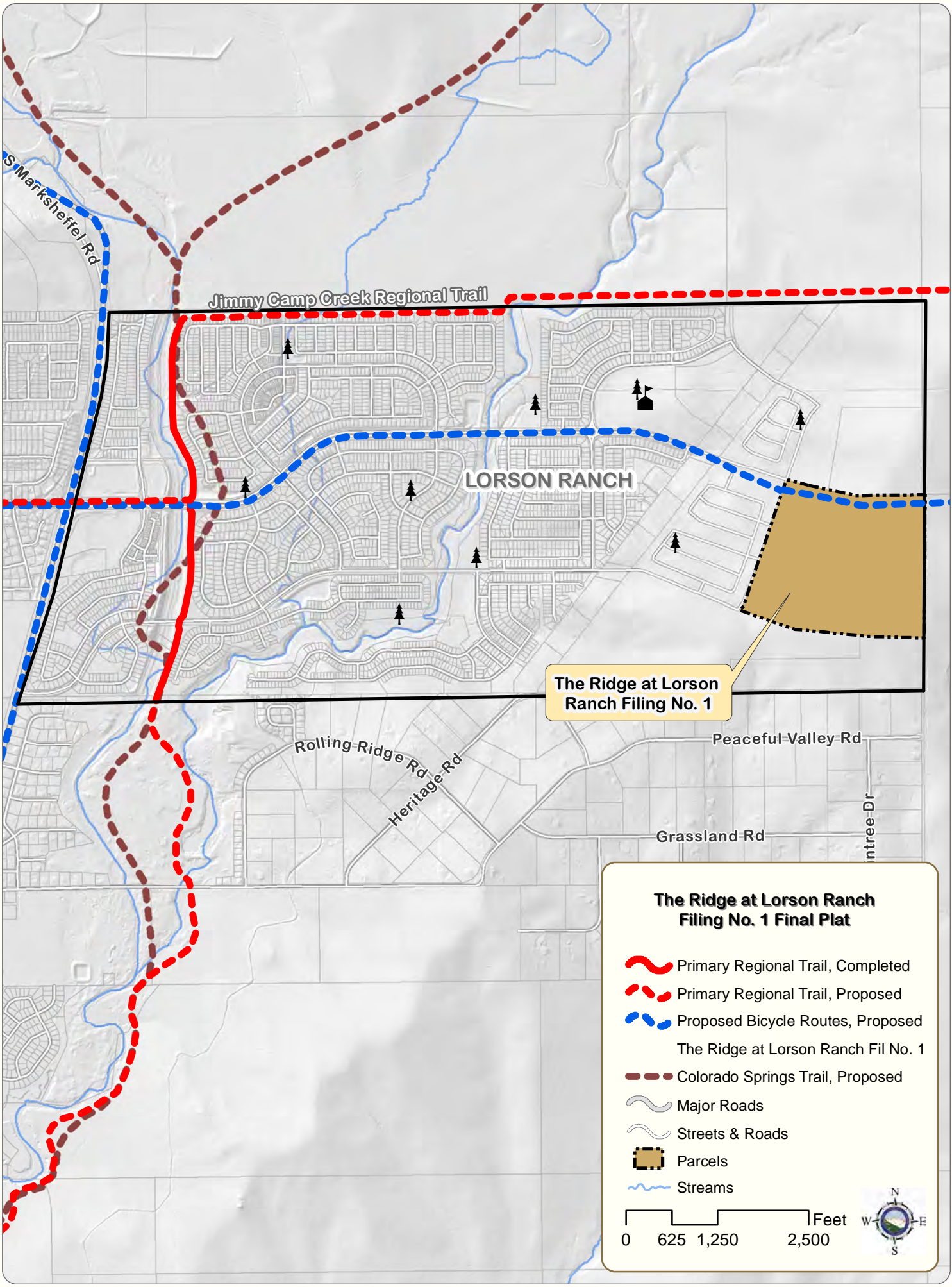
**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving The Ridge at Lorson Ranch Filing No. 1 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$246,100 and urban park purposes in the amount of \$155,150. 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 Filing No. 1 Final Plat.

**Park Advisory Board Recommendation:**

**Endorsed 3/9/2022**



Jimmy Camp Creek Regional Trail

LORSON RANCH

The Ridge at Lorson Ranch Filing No. 1










Rolling Ridge Rd  
Heritage Rd

Peaceful Valley Rd

Grassland Rd

Antree Dr

**The Ridge at Lorson Ranch Filing No. 1 Final Plat**

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  The Ridge at Lorson Ranch Fil No. 1
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
-  Streams

0 625 1,250 2,500 Feet

