



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

February 17, 2022

Kari Parsons
Project Manager
El Paso County Planning and Community Development

Subject: The Ridge at Lorson Ranch Filing No. 1 Final Plat (SF224)

Hello Kari,

The Community Services Department has reviewed The Ridge at Lorson Ranch Filing No. 1 Final Plat and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on March 9th, 2022 and its recommendation will be provided after the meeting. The Park Advisory Board previously considered The Ridge at Lorson Ranch PUDSP on June 6, 2021 and the following recommendation was endorsed by the board:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Ridge at Lorson Ranch PUD Development Plan and Preliminary Plan: 1) Correct the land uses in the Letter of Intent; 2) Provide a summary of open space dedications to demonstrate conformance with the approved Lorson Ranch Minor Sketch Plan Amendment; 3) Require fees in lieu of land dedication for regional park purposes in the amount of \$457,240 and urban park purposes in the amount of \$288,260 will be required upon recording of the forthcoming final plat(s). 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 the forthcoming final plat(s).”

The Ridge at Lorson Ranch Filing No. 1 Final Plat totals 107.82 acres and includes 535 new single-family lots on 63.41 acres, 12 tracts on 16.32 acres, and 28.10 acres of right-of-way dedications. Open Space dedications total 16.32 acres which is 15% of the total site, consistent with the previously approved PUDSP for The Ridge at Lorson Ranch.

The letter of intent outlines two potential urban park locations within Tract H and I. Park staff appreciates the inclusion of a proposed park sites but notes that any credits against urban park fees must be memorialized through 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. Again, this application will be presented to the Park Advisory Board on March 9, 2022, and its recommendation will be provided after the meeting.

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

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@elpasoco.com

**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.

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

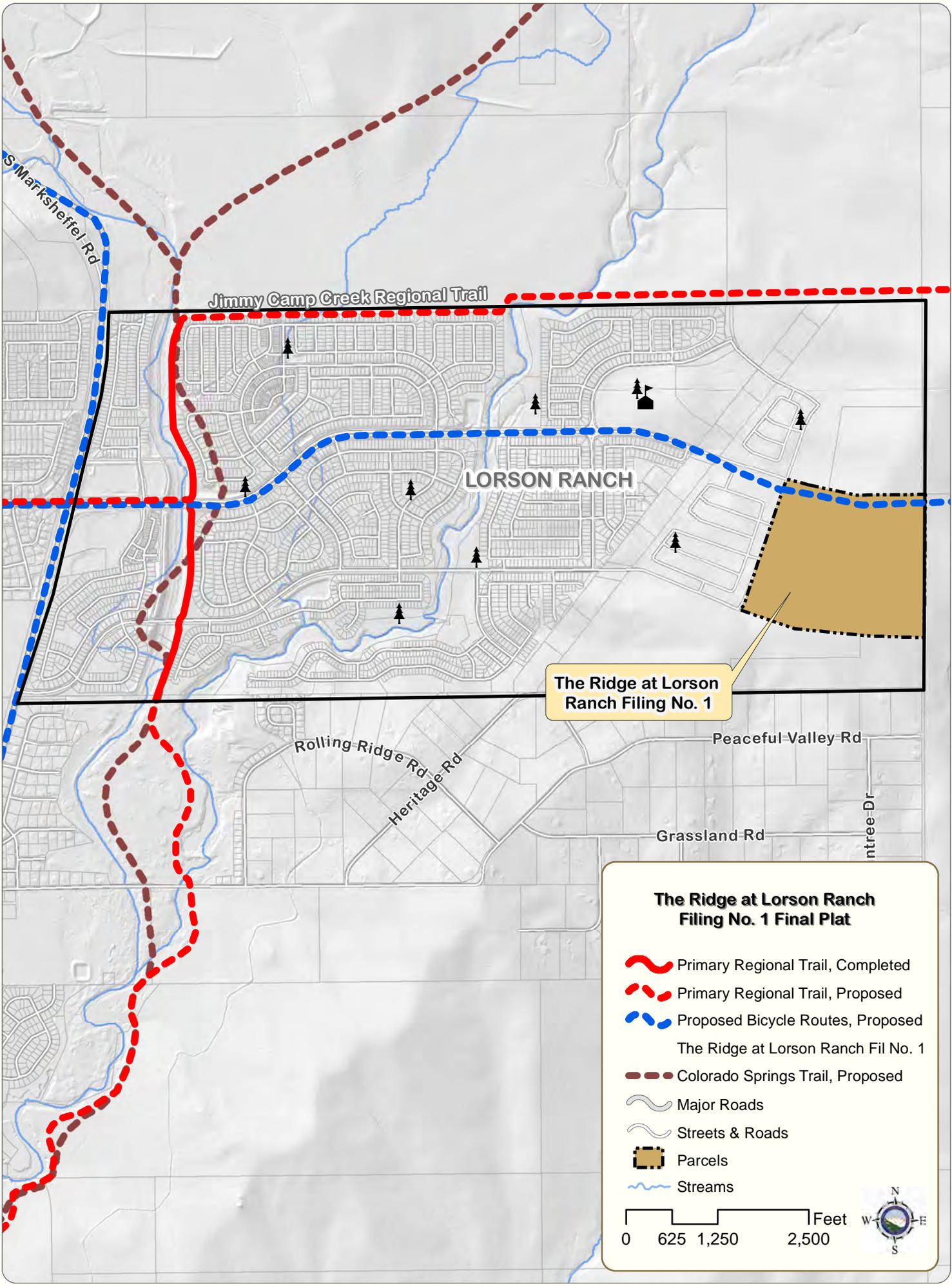
Neighborhood: \$114 / Dwelling Unit x 535 Dwelling Units = \$60,990
 Community: \$176 / Dwelling Unit x 535 Dwelling Units = \$94,160
Total Urban Park Fees: \$155,150

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 this final plat.

Park Advisory Board Recommendation:



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

