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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 27, 2018

Kari Parsons  
Project Manager  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Lorson Ranch East Filing No. 1 Final Plat (SF-188)**

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Lorson Ranch East Filing No. 1 Final Plat on behalf of El Paso County Parks. This project was previously presented to the Park Advisory Board as part of Lorson Ranch East PUD and Preliminary Plan. Staff provided additional administrative Review #2 comments for the PUD / Preliminary Plan in December, 2017. The Park Advisory Board will consider the Filing No. 1 Final Plat application on April 11, 2017 and its recommendation will be provided after the meeting.

Consistent with the approved Lorson Ranch East PUD and Preliminary Plan, the applicant is proposing to provide 27.20 acres, or 21.54% of the site, as open space. This exceeds the 10% minimum for PUD zoning, and includes two detention pond tracts, several landscape buffer tracts, SDS easement, and the East Jimmy Camp Creek Tributary. The open space calculation does not include the 25 acre school site or detention pond C5 located within Tract G north of Fontaine Blvd.

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route within the Filing No. 1 project area along Fontaine Boulevard. This bicycle route will be accommodated within County right-of-way and installed as part of future road improvements. There are no County regional trails within Filing No. 1; however non-County trails and two future park sites were shown on the approved PUD and Preliminary Plan drawings which Filing No. 1 is contained within.

The Filing No. 1 final plat drawings are missing previously included non-County trails shown on the approved PUD and Preliminary Plan drawings. This includes trails along the East Jimmy Camp Creek Tributary within Tracts C, D, and G. Please show the non-County trails on the final plat drawings.

The Filing No. 1 final plat drawings are missing previously included non-County future park sites shown on the approved PUD and Preliminary plan drawings. One future park site was located along the East Jimmy Camp Creek Tributary north of detention pond C5 within Tract G. A second future park site was located east of detention pond

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D2 within Tract C. Please show these two future park sites on the final plat drawings. Staff would also like to note that the location of future park sites should be located within usable open space and shall not be located within detention facilities.

Parks staff recommends fees in lieu of land for regional purposes in the amount of \$130,290 and urban fees in the amount of \$82,416. 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.

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

Sincerely,

Jason Meyer  
Project Manager II  
Planning Division  
Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)

# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

**March 27, 2018**

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name: <b>Lorson Ranch East Filing No. 1 - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #: <b>SF-188</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Total Acreage:	<b>126.25</b>
<b>Lorson LLC</b>	Total # of Dwelling Units:	<b>303</b>
<b>212 North Wahsatch Ave., Suite 301</b>	Gross Density:	<b>4.18</b>
<b>Colorado Springs, CO 80903</b>	Park Region:	<b>4</b>
Owner's Representative:	Urban Area:	<b>4</b>
<b>Core Engineering Group</b>		
<b>15004 1st Avenue South</b>		
<b>Burnsville MN 55306</b>		

Existing Zoning Code: **PUD**                      Proposed Zoning: **PUD**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	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.
<b>LAND REQUIREMENTS</b>	Urban Density: <input checked="" type="checkbox"/> (1 unit / 2.5 acre or greater)
Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>
<b>0.0194 Acres x 303 Dwelling Units = 5.88 acres</b>	Neighborhood: <b>0.00375 Acres x 303 Dwelling Units = 1.14 acres</b>
	Community: <b>0.00625 Acres x 303 Dwelling Units = 1.89 acres</b>
	Total: <b>3.03 acres</b>

<b>FEE REQUIREMENTS</b>	
Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>
<b>\$430.00 / Unit x 303 Dwelling Units= \$130,290.00</b>	Neighborhood: <b>\$107.00 / Unit x 303 Dwelling Units = \$32,421.00</b>
	Community: <b>\$165.00 / Unit x 303 Dwelling Units = \$49,995.00</b>
	Total: <b>\$82,416.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of at Lorson Ranch East Filing No. 1 Final Plat include the following conditions; Require fees in lieu of land for regional park purposes in the amount of \$130,290 and urban fees in the amount of \$82,416. 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; Show non-County trails within Tracts C, D, and G on the final plat drawings; Show non-County future park sites within Tracts C and G on the final plat drawings. Future park sites should not be located within detention facilities.
Park Advisory Board Recommendation:	