



COMMUNITY SERVICES DEPARTMENT

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

January 24, 2022

Kari Parsons
Project Manager
El Paso County Planning and Community Development

Subject: Skyline at Lorson Ranch Filing No. 1 Final Plat (SF221)

Hello Kari,

The Community Services Department has reviewed Skyline 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 February 9th, 2022 and its recommendation will be provided after the meeting.

The Park Advisory Board previously considered the Skyline at Lorson Ranch PUDSP on March 10, 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 Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$39,100 and urban park purposes in the amount of \$24,650 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 letter of intent, consistent with the previously considered PUDSP, outlines a potential urban park location within Tract F and walking trails within Tract G & H which follow the existing overhead electric lines. Park staff appreciates the inclusion of a proposed park site but notes that any credits against urban park fees must be memorialized through a Park Lands Agreement. Staff also appreciates the inclusion of internal non-County trails that will connect the resident of Skyline to the larger Lorson Ranch Development.

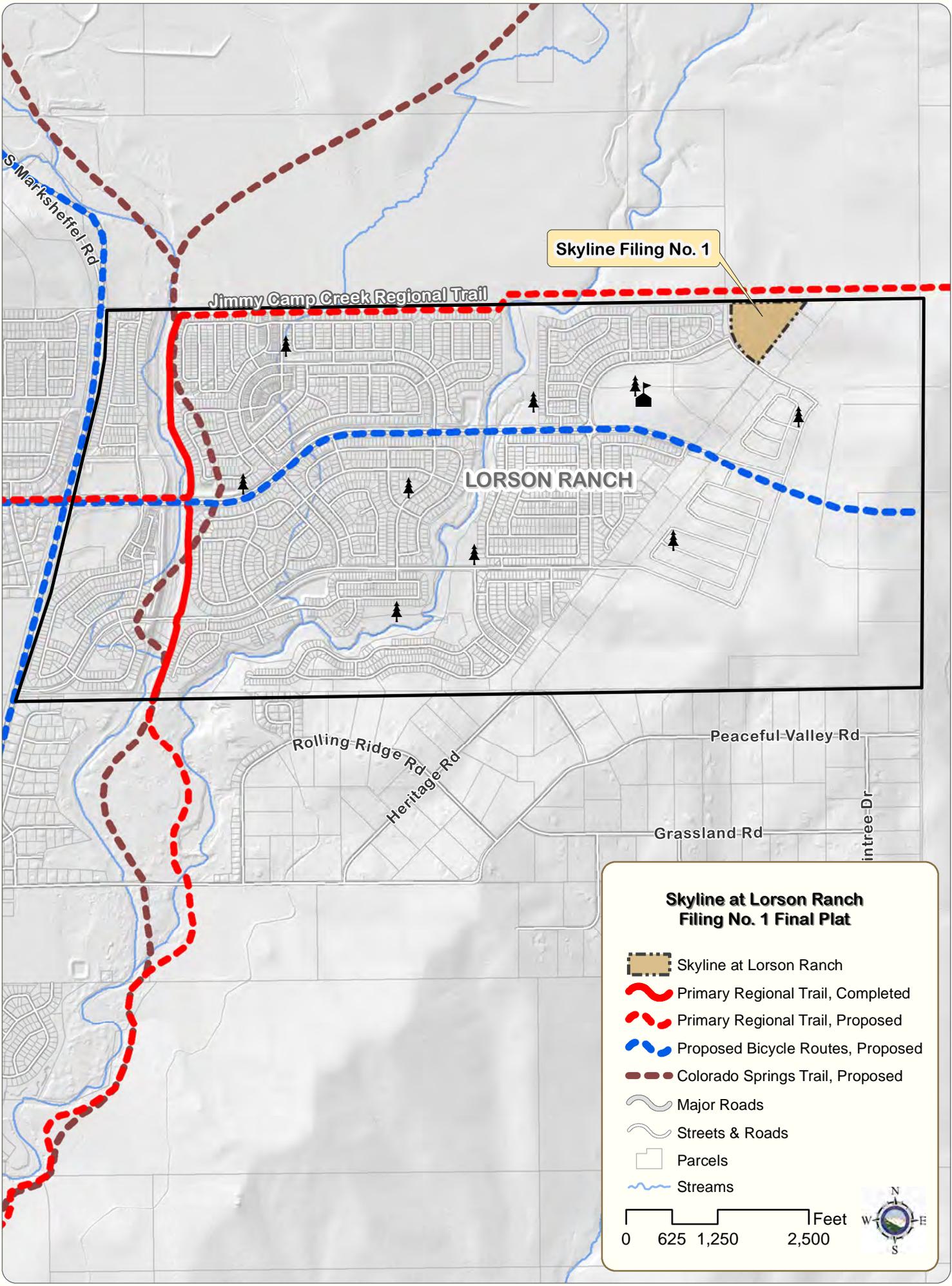


At this time, staff has no additional comments in regards to this application. Again this application will be presented to the Park Advisory Board on February 9, 2022 and its recommendation will be provided after the meeting.

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

Sincerely,

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



Skyline Filing No. 1

Jimmy Camp Creek Regional Trail

LORSON RANCH

Rolling-Ridge Rd
Heritage Rd

Peaceful-Valley Rd

Grassland Rd

intree Dr

**Skyline at Lorson Ranch
Filing No. 1 Final Plat**

-  Skyline at Lorson Ranch
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
-  Streams

0 625 1,250 2,500 Feet

