

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Skyline at Lorson Ranch Filing No. 1. Final Plat

Agenda Date: February 9, 2022

Agenda Item Number: #6 - C

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Skyline at Lorson Ranch Filing No. 1 Final Plat. The project site is located within the northeastern area of the larger Lorson Ranch development and is one of the final undeveloped areas within Lorson Ranch.

The site consists of 15.76 acres and includes 85 single-family residential lots on 7.82 acres, open space tracts totaling 3.75 acres, and public rights-of-way totaling 4.19 acres. This site is currently zoned PUD (Planned Unit Development) as illustrated on the Skyline at Lorson Ranch PUDSP which was previously considered by the Park Advisory Board on March 10, 2021.

Open Space dedications total 3.75 acres, or 23% of the project site which meets the minimum 10% dedication for PUD zoning. This includes tracts along the overhead power lines, and two centrally located tracts within the site. There are no candidate open spaces impacted by this project.

The El Paso County Parks Master Plan (2013) shows no County regional trails or bicycle routes within the project area. The Fontaine Boulevard Bicycle Route is located 0.38 miles south of the project area and the Jimmy Camp Regional Trail is 1.50 miles to the west. A non-County trail is located along the adjoining overhead power line corridor which connects to the larger trail network within the Lorson Ranch development.

The letter of intent outlines that trails and pocket park will be located with Tract G & H. Staff appreciates this inclusion, and notes that a park land 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.

Recommended Motion:

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 Skyline at Lorson Ranch Filing No. 1 Final Plat: 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 this Final Plat. 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.

**Development
Application
Permit
Review**



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

February 9, 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:	Skyline at Lorson Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-001	Total Acreage:	15.76
		Total # of Dwelling Units:	85
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	13.48
Lorson, LLC	Core Engineering Group	Regional Park Area:	4
212 N. Wahsatch Ave	15004 1st Avenue S	Urban Park Area:	4
Colorado Springs, CO 80903	Burnsville, MN 55306	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.

LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 85 Dwelling Units = 1.649
Total Regional Park Acres: 1.649

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

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 85 Dwelling Units = 0.32
 Community: 0.00625 Acres x 85 Dwelling Units = 0.53
Total Urban Park Acres: 0.85

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 85 Dwelling Units = \$39,100
Total Regional Park Fees: \$39,100

Urban Park Area: 4

Neighborhood: \$114 / Dwelling Unit x 85 Dwelling Units = \$9,690
 Community: \$176 / Dwelling Unit x 85 Dwelling Units = \$14,960
Total Urban Park Fees: \$24,650

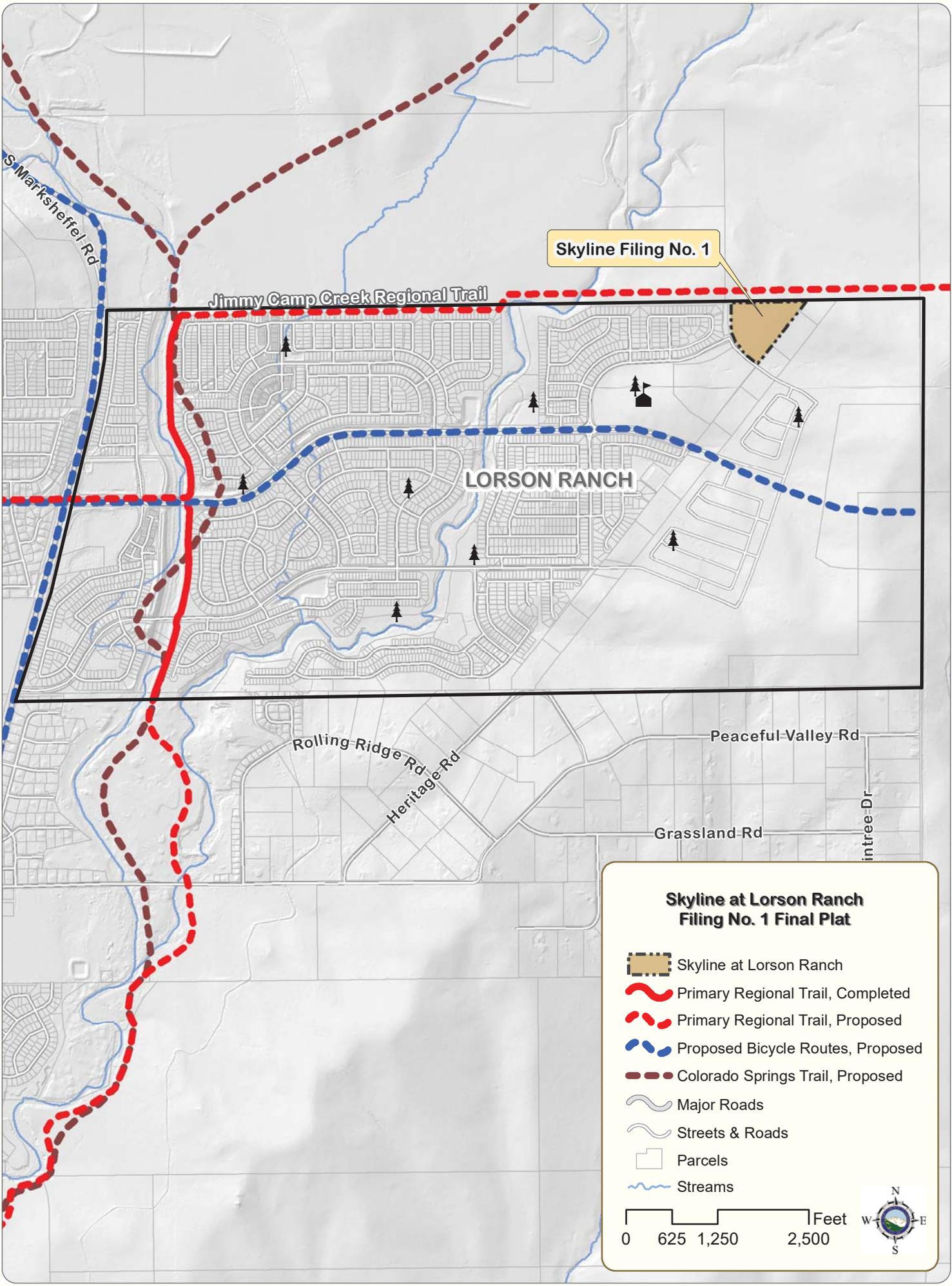
ADDITIONAL RECOMMENDATIONS

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 Skyline at Lorson Ranch Filing No. 1 Final Plat: 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 this Final Plat. 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.

Park Advisory Board Recommendation:

Endorsed 2/9/2022



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

