

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 19, 2021

Kari Parsons  
Project Manager  
El Paso County Planning and Community Development

**Subject: Skyline at Lorson Ranch PUDSP Second Review (PUDSP212)**

Hello Kari,

The Community Services Department has reviewed Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan and has the following administrative comments of behalf of El Paso County Parks. This application was presented to the Park Advisory Board 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).”*

Park staff appreciates the inclusion of the park site but notes that any credits against urban park fees must be memorialized through a Park Lands Agreement. There are no additional administrative comments beyond the previously endorsed Park Advisory Board comments.

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

Sincerely,

Jason Meyer  
Planning Supervisor  
Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)



**Development  
Application  
Permit  
Review**



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

**July 19, 2021**

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>	Skyline at Lorson Ranch - PUDSP	<b>Application Type:</b>	PUDSP
<b>PCD Reference #:</b>	PUDSP212	<b>Total Acreage:</b>	15.76
		<b>Total # of Dwelling Units:</b>	85
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	13.48
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 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 conditions when considering and/or approving Skyline at Lorson Ranch PUDSP: 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. 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 forthcoming final plats.

**Park Advisory Board Recommendation:**

**PAB Endorsed 03/10/2021**