

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan

Agenda Date: March 10, 2021

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan. The project site is located along the northern edge of the larger Lorson Ranch development and next to the overhead power line corridor.

The site consists of 15.76 acres and includes 85 single-family residential lots on 7.72 acres, open space tracts totaling 3.75 acres, and public rights-of-way totaling 3.58 acres. This site is currently zoned RLM (Residential Low/Medium 4-6 DU/Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment which was approved on April 21, 2016.

Open Space dedications total 3.75 acres, or 23.8% of the project site which meets the minimum 10% dedication for PUD zoning. This includes tracts along the overhead power line corridor, tracts along Grayling Drive, tracts for site detention, and tract for a proposed neighborhood park along Sora Street.

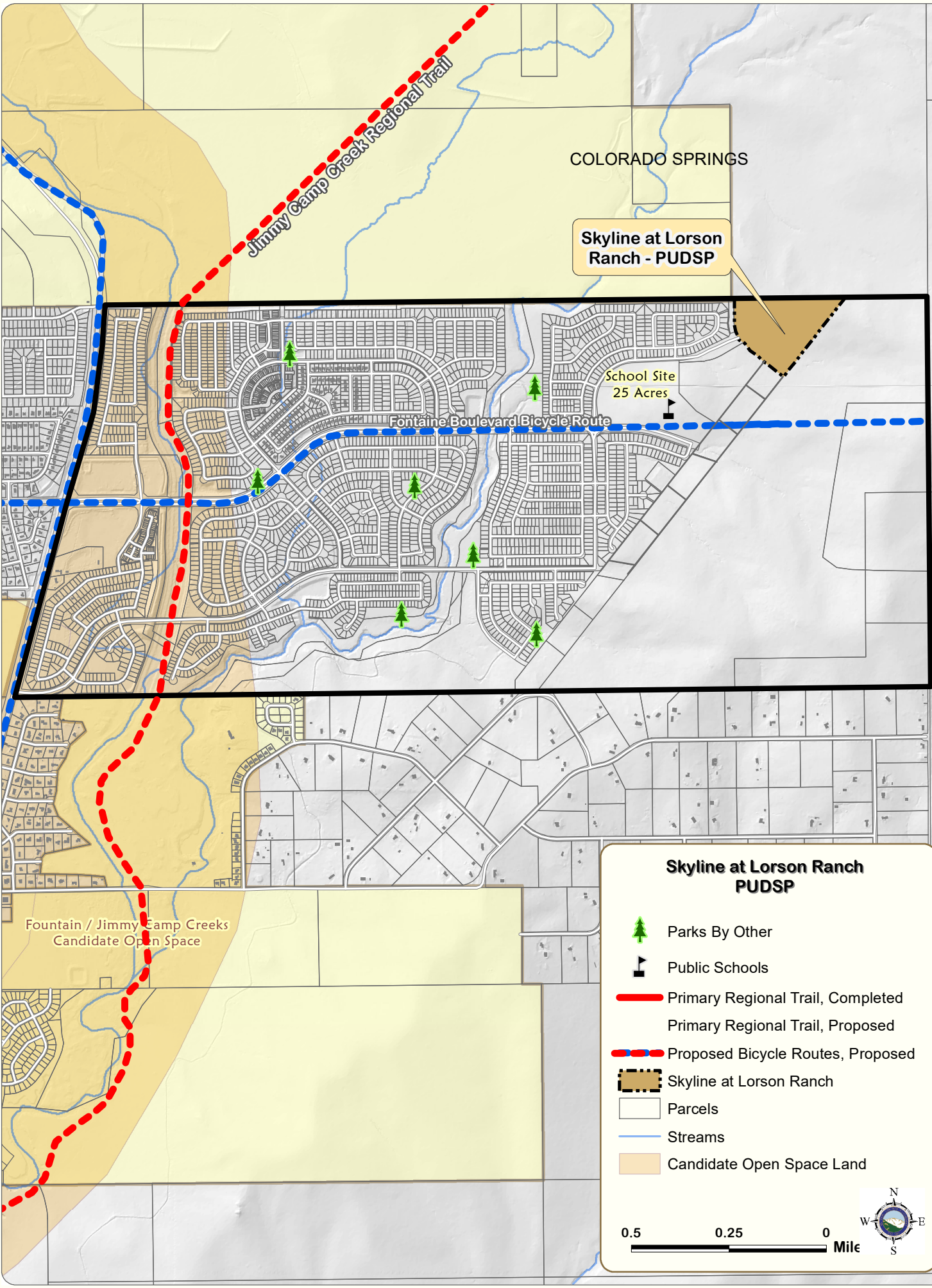
The El Paso County Parks Master Plan shows no County regional trails or bicycle routes within the project area. The Fontaine Blvd Bicycle Route is located 0.38 miles south of the project area and the Jimmy Camp Creek Regional Trail is 1.50 miles west. A non-county trail is located along the adjoining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

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes. 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).

Recommended Motion:

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).



COLORADO SPRINGS










Skyline at Lorson Ranch - PUDSP

School Site
25 Acres

Fontaine Boulevard Bicycle Route

Fountain / Jimmy Camp Creeks
Candidate Open Space

**Skyline at Lorson Ranch
PUDSP**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Skyline at Lorson Ranch
-  Parcels
-  Streams
-  Candidate Open Space Land

0.5 0.25 0
Mile



**Development
Application
Permit
Review**



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

February 18, 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.

Name:	Skyline at Lorson Ranch - PUDSP	Application Type:	PUDSP
PCD Reference #:	PUDSP212	Total Acreage:	15.76
		Total # of Dwelling Units:	85
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	13.48
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.

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