

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 18, 2021

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

Subject: Skyline at Lorson Ranch PUDSP (PUDSP212)

Hello Kari,

The Community Services Department has reviewed Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on March 10, 2021 and its recommendation will be provided after the meeting.

Skyline at Lorson Ranch centrally located within the larger Lorson Ranch Development along its northern border. 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. A PUD / Preliminary Plan and rezone of the site was approved on December 28, 2020.

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 a tract along Grayling Drive, tract along the overhead power line corridor, and a pocket park within tract F along Sora Street. 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.

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



Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$39,100 and urban park fees 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).

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

Sincerely,

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

**Development
Application
Permit
Review**



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

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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: (1) 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: