

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 27, 2019

Kari Parsons  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Lorson Ranch Sketch Plan Amendment No. 2 (SKP-19-001)**

Hello Kari,

The Planning Division of the Community Services Department has reviewed the development application for Lorson Ranch East Filing No. 3 Final Plat on behalf of El Paso County Parks. The Park Advisory Board will consider the Filing No. 3 Final Plat application on March 13, 2019 and its recommendation will be provided after the meeting.

Lorson Ranch East Filing No. 3 is located north of the 25-acre school site along the northern boundary of the Lorson Ranch development. The Filing No. 3 final plat totals 19.50 acres and includes 81 dwelling units on 12.95 acres, open space tract totaling 0.96 acres, and right-of-way dedication.

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route south of the Filing No. 3 project area along Fontaine Boulevard. This bicycle route will be accommodated within County right-of-way and installed as part of future road improvements. There are no County regional trails within Filing No. 3; however non-County trails were shown on the previously approved PUD and Preliminary Plan drawings which Filing No. 3 is contained within. The Filing No. 3 final plat drawings are missing previously included non-County trails shown on the approved PUD and Preliminary Plan drawings. This includes a trail along the northern boundary within Tract A. Please show the non-County trails on the final plat drawings.

Park staff would also like to comment that the applicant submitted Lorson Ranch Sketch Plan Amendment No. 2 for review in January, 2019. Lorson Ranch East Filing No. 3 is within the sketch plan amendment area, and the following recommendation was endorsed by the Park Advisory Board on February, 13, 2019;

Staff and the Park Advisory Board are concerned with the lack of detail in the sketch plan amendment. Consistent with the LDC, land uses, including open space, trail and park locations, should be conceptually identified on the sketch plan. Lots shall have reasonable access to open space, trails, park land or recreational facilities that are set aside for either homeowner use or use by the general public. Staff strongly recommends that the developer include conceptual trail locations and identify future park and



open space areas east of the East Tributary, including approximate acreages for each location. All future park locations should be labeled and sized according to their type (e.g. neighborhood, community).

**Lorson Ranch Sketch Plan Amendment No. 2 Endorsed Park Advisory Board Motion:**

*“Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch Sketch Plan Amendment No. 2 include the following conditions: (1) show proposed trail corridors, future community and neighborhood parks, and open space areas on the sketch plan drawings, to include approximate acreages, as required by the Land Development Code; (2) remove 25-acre school site from open space calculations; (3) required fees for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. 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.”*

**Lorson Ranch East Filing No. 3 Final Plat Recommended Motion:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 3 Final Plat include the following conditions: (1) Show non-County trails within Tract A on the final plat drawings consistent with the previously approved PUD Development and Preliminary plan (2) require fees in lieu of land for regional purposes in the amount of \$36,936 and urban fees in the amount of \$23,328. 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 final plat.*

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

Sincerely,

Jason Meyer  
Project Manager II  
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

February 13, 2019

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>	Lorson Ranch East Filing No. 3 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-193	<b>Total Acreage:</b>	19.50
		<b>Total # of Dwelling Units:</b>	81
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	10.39
Lorson, LLC	Lorson, LLC	<b>Regional Park Area:</b>	4
Jeff Mark	Jeff Mark	<b>Urban Park Area:</b>	4
212 N. Wahsatch Avenue, Suite 301	212 N. Wahsatch Avenue, Suite 301	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<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 81 Dwelling Units = 1.571  
**Total Regional Park Acres: 1.571**

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

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 81 Dwelling Units = 0.30  
 Community: 0.00625 Acres x 81 Dwelling Units = 0.51  
**Total Urban Park Acres: 0.81**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$456 / Dwelling Unit x 81 Dwelling Units = \$36,936  
**Total Regional Park Fees: \$36,936**

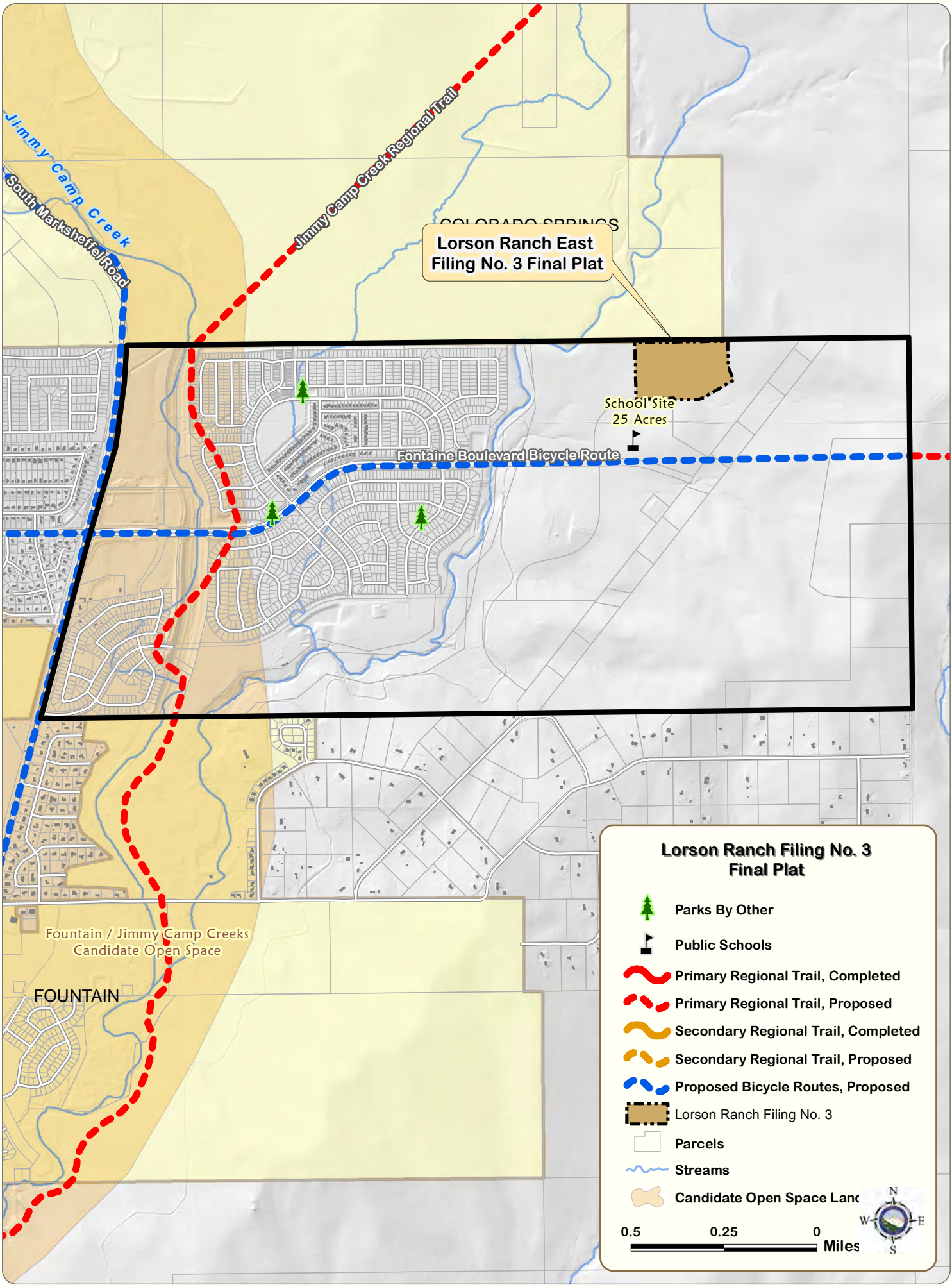
**Urban Park Area: 4**

Neighborhood: \$113 / Unit Acres x 81 Dwelling Units = \$9,153  
 Community: \$175 / Unit Acres x 81 Dwelling Units = \$14,175  
**Total Urban Park Fees: \$23,328**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 3 Final Plat include the following conditions: (1) Show non-County trails within Tract A on the final plat drawings consistent with the previously approved PUD Development and Preliminary plan (2) require fees in lieu of land for regional purposes in the amount of \$36,936 and urban fees in the amount of \$23,328. 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 final plat.

**Park Advisory Board Recommendation:**



Colorado Springs  
**Lorson Ranch East  
 Filing No. 3 Final Plat**

School Site  
 25 Acres

Fontaine Boulevard Bicycle Route

Fountain / Jimmy Camp Creeks  
 Candidate Open Space

FOUNTAIN

**Lorson Ranch Filing No. 3  
 Final Plat**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Lorson Ranch Filing No. 3
-  Parcels
-  Streams
-  Candidate Open Space Land

0.5      0.25      0  
 Miles

