

COMMUNITY SERVICES DEPARTMENT

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

April 16, 2020

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

Subject: Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat (SF2011)

Hello Kari,

The Community Services Department has reviewed the development application for Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat and has the following preliminary comments on behalf of El Paso County Parks. This application will be considered by the Park Advisory Board on May 13, 2020 and its recommendation will be provided after the meeting.

Carriage Meadows South Filing No. 2 is zoned PUD and is located southeast of the intersection of Marksheffel Road and Fontaine Boulevard. The Final Plat totals 5.44 acres and includes 49 single-family attached dwelling units on 1.68 acres, open space totaling 1.02 acres, and streets / rights-of-way totaling 2.74 acres. The open space dedication exceeds the 10% minimum for PUD zoning by providing 18.9% of the site as dedicated open space. Both the proposed open space dedication and density agree with the previously approved PUD Development Plan / Preliminary Plan which was considered by the Park Advisory Board on June 12, 2019 and endorsed the following recommendation:

“Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Filing No. 2 PUD Development Plan / Preliminary Plan include the following condition: Require fees in lieu of land for regional purposes in the amount of \$22,800 and urban fees in the amount of \$14,400. 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.”

Staff notes that the current Final Plat application has been revised to include 49 dwelling units which is one less than the previously considered PUDSP. One dwelling unit was removed along Firesteel Drive as a result of further discussions and drawing refinement with Planning and Community Development.



The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route north of the Carriage Meadows South Filing No. 2 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 or non-County trails within the Carriage Meadows South Filing No 2 project area. Detached sidewalks provide pedestrian connections within the project area. Since no regional trail easements are required, staff recommends fees for regional and urban park purposes as outlined below.

Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land for regional purposes in the amount of \$22,883 and urban fees in the amount of \$14,455. 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
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

April 16, 2020

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:	Carriage Meadows South Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-2011	Total Acreage:	5.44
		Total # of Dwelling Units:	49
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	22.52
Lorson, LLC	Core Engineering Group, LLC	Regional Park Area:	4
		Urban Park Area:	4
212 N. Wahsatch Ave., Suite 301	15004 1st Ave., South	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Burnsville, MN 553306	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.

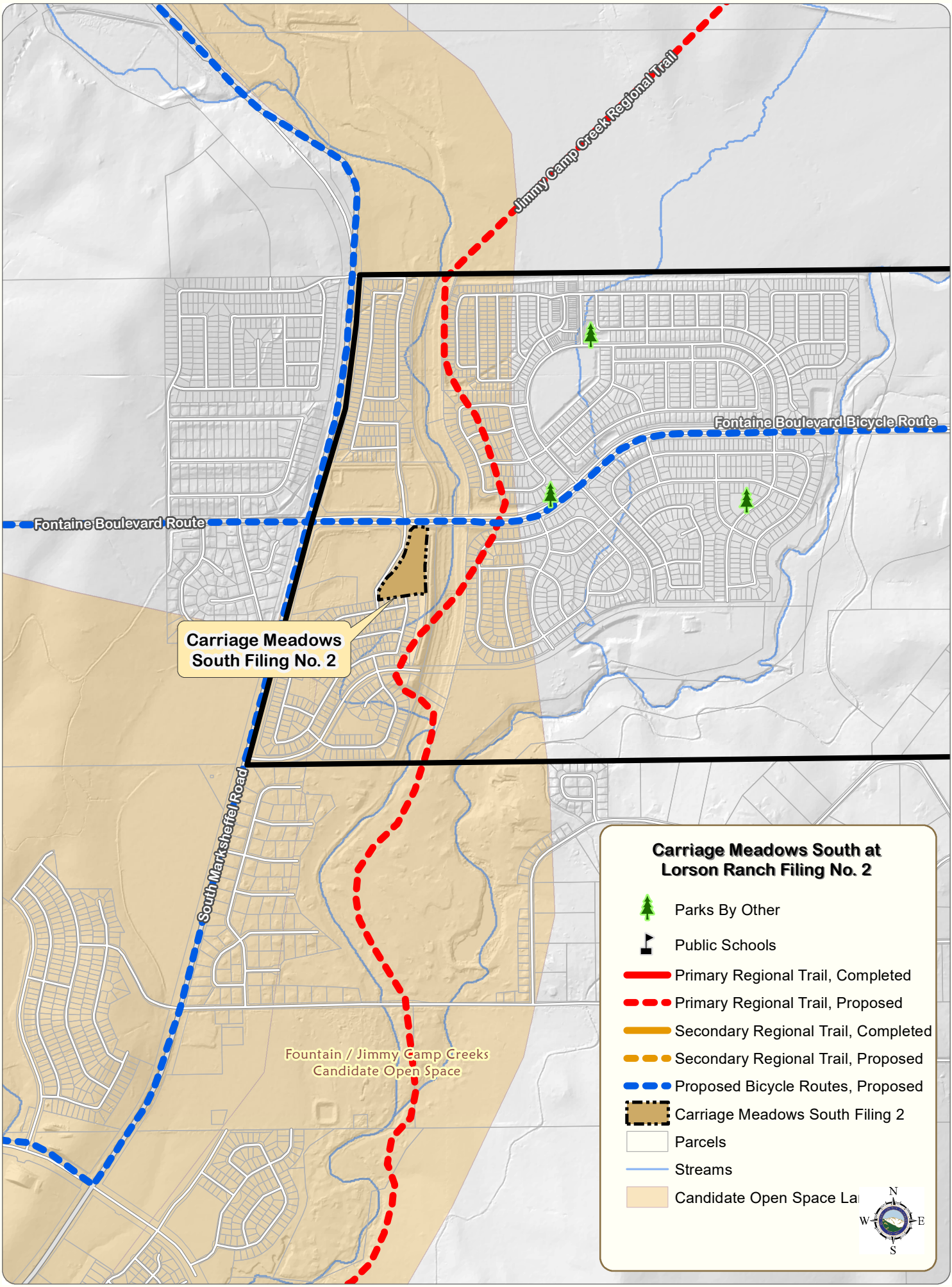
LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4	Urban Park Area: 4		
0.0194 Acres x 49 Dwelling Units = 0.951	Neighborhood: 0.00375 Acres x 49 Dwelling Units =	0.18	
Total Regional Park Acres: 0.951	Community: 0.00625 Acres x 49 Dwelling Units =	0.31	
	Total Urban Park Acres: 0.49		
FEE REQUIREMENTS	Urban Park Area: 4		
Regional Park Area: 4	Neighborhood: \$116 / Dwelling Unit x 49 Dwelling Units =	\$5,684	
\$467 / Dwelling Unit x 49 Dwelling Units = \$22,883	Community: \$179 / Dwelling Unit x 49 Dwelling Units =	\$8,771	
Total Regional Park Fees: \$22,883	Total Urban Park Fees: \$14,455		

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:












The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land for regional purposes in the amount of \$22,883 and urban fees in the amount of \$14,455. 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:



Carriage Meadows South Filing No. 2

Carriage Meadows South at Lorson Ranch Filing No. 2

-  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
-  Carriage Meadows South Filing 2
-  Parcels
-  Streams
-  Candidate Open Space Land



Fountain / Jimmy Camp Creeks
Candidate Open Space

Fontaine Boulevard Route

Fontaine Boulevard Bicycle Route

Jimmy Camp Creek Regional Trail

South Marksheffel Road