

**COMMUNITY SERVICES DEPARTMENT**

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

May 13, 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 was considered by the Park Advisory Board on May 13, 2020 and its recommendation is below.

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](mailto:jasonmeyer@elpasoco.com)

# Development Application Permit Review



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

May 13, 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.

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

**Regional Park Area: 4**

0.0194 Acres x 49 Dwelling Units = 0.951

**Total Regional Park Acres: 0.951**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 49 Dwelling Units = 0.18

Community: 0.00625 Acres x 49 Dwelling Units = 0.31

**Total Urban Park Acres: 0.49**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$467 / Dwelling Unit x 49 Dwelling Units = \$22,883

**Total Regional Park Fees: \$22,883**

**Urban Park Area: 4**

Neighborhood: \$116 / Dwelling Unit x 49 Dwelling Units = \$5,684

Community: \$179 / Dwelling Unit x 49 Dwelling Units = \$8,771

**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: PAB Endorsed 5/13/2020