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DEPARTMENT OF COMMUNITY SERVICES

January 24, 2023

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

Subject: Hillside at Lorson Ranch Filing 1 Final Plat (SF231)

Hello Kari,

The Community Services Department has reviewed Hillside at Lorson Ranch Filing No. 1 Final Plat and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on February 8, 2023, and its recommendation will be provided after the meeting.

Hillside at Lorson Ranch Filing No. 1 is located in the southeastern corner of the larger Lorson Ranch Development. The site consists of 128.33 acres and includes 489 single-family residential lots on 79.06 acres, open space tracts totaling 25.07 acres, and public rights-of-way totaling 24.21 acres. This site is currently zoned PUD (Planned Unit Development). The configuration of Filing No. 1 is in general agreement with Hillside at Lorson Ranch PUDSP (PCD File No. PUDSP-22-001) which was approved by the Planning Commission and BoCC and recorded October 5, 2022, and the Lorson Ranch Minor Sketch Plan Amendment which was approved on April 21, 2016.

Open Space dedications total 25.07 acres, or 19.53% of the project site which meets the minimum 10% dedication for PUD zoning. This includes several tracts along the powerline easement, eastern and southern edges of the site, and several internal tracts within the site. Staff notes the applicant is also showing two proposed pocket parks within Tract J. 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 within Hillside at Lorson Ranch project site. The Jimmy Camp Creek Regional Trail is over one mile west of the project area. The Fontaine Blvd Bicycle

Route is north of the site and will be accommodated with the right-of-way for Fontaine Boulevard. Staff notes that a non-county trail is proposed along the overhead power line corridor within Tracts A, B, and E 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 \$224,940 and urban park fees in the amount of \$141,810 will be required upon recording of the Filing No. 1 Final Plat. 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 Filing No. 1 Final Plat.

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

Sincerely,

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

2002 CREEK CROSSING ST.
OFFICE: (719) 520-7529



COLORADO SPRINGS, CO 80905
WWW.COMMUNITYSERVICES.ELPASOCO.COM

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WWW.ELPASOCO.COM

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Environmental Services - CSU Extension
 Recreation / Cultural Services

February 9, 2023

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:	Hillside at Lorson Ranch - Filing No. 1	Application Type:	Final Plat
PCD Reference #:	SF231	Total Acreage:	128.33
		Total # of Dwelling Units:	489
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.53
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.
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LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 489 Dwelling Units = 9.487
Total Regional Park Acres: 9.487

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

Urban Park Area: 4

Neighborhood:	0.00375 Acres x 489 Dwelling Units =	1.83
Community:	0.00625 Acres x 489 Dwelling Units =	3.06
	Total Urban Park Acres:	4.89

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 489 Dwelling Units = \$224,940
Total Regional Park Fees: \$224,940

Urban Park Area: 4

Neighborhood:	\$114 / Dwelling Unit x 489 Dwelling Units =	\$55,746
Community:	\$176 / Dwelling Unit x 489 Dwelling Units =	\$86,064
	Total Urban Park Fees:	\$141,810

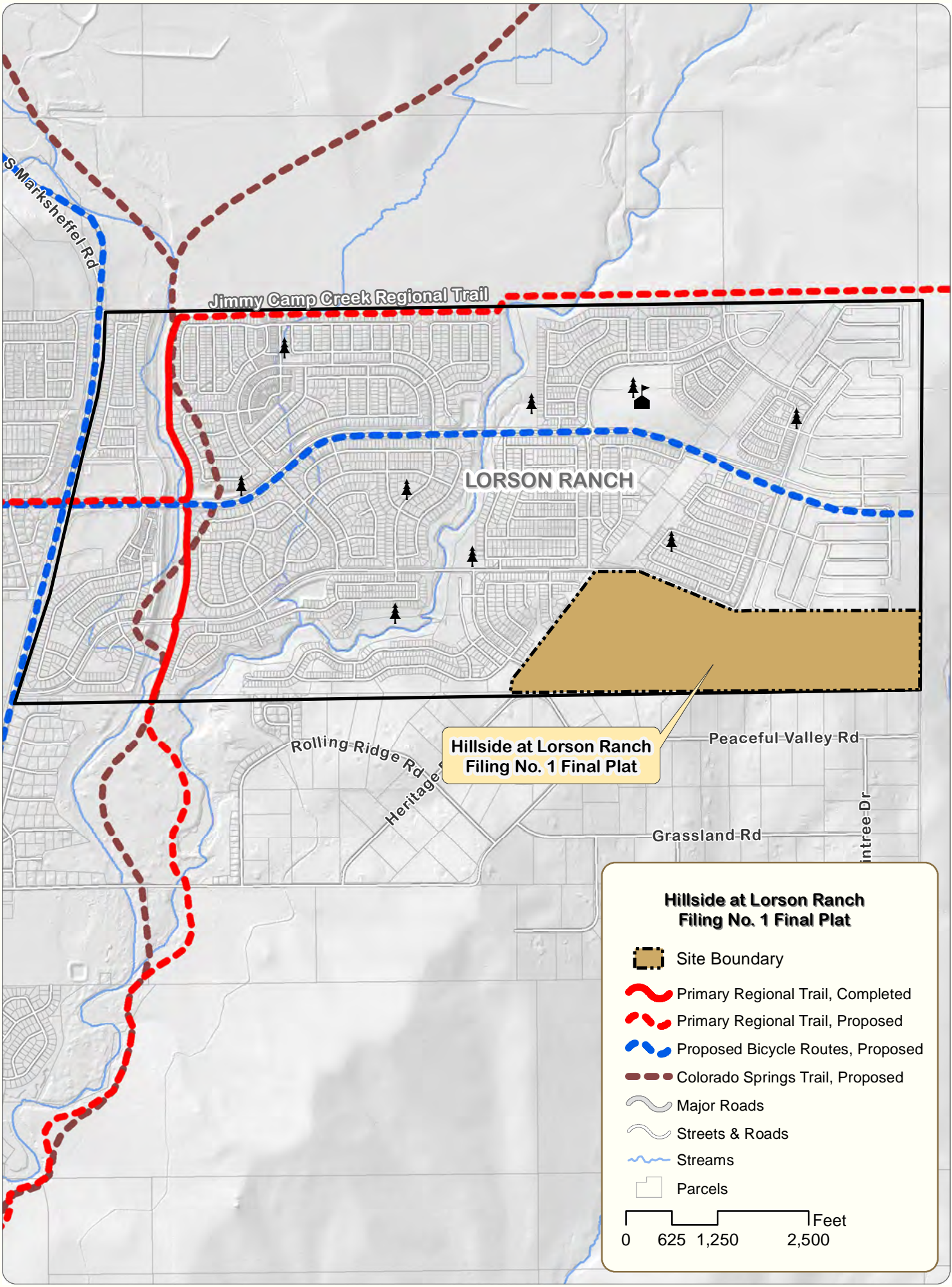
ADDITIONAL RECOMMENDATIONS

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 Hillside at Lorson Ranch Filing No. 1 Final Plat: 1) Require fees in lieu of land dedication for regional park purposes in the amount of \$224,940 and urban park purposes in the amount of \$141,810 will be required upon recording of the Filing No. 1 Final Plat. 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 Filing No. 1 Final Plat.










Park Advisory Board Recommendation:

Endorsed 2/08/2023



**Hillside at Lorson Ranch
Filing No. 1 Final Plat**

**Hillside at Lorson Ranch
Filing No. 1 Final Plat**

-  Site Boundary
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Streams
-  Parcels

0 625 1,250 2,500 Feet