

COMMUNITY SERVICES DEPARTMENT

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

February 8, 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 Lorson Ranch Sketch Plan Amendment No. 2 and has the following comments on behalf of El Paso County Parks. This application will be presented to the El Paso County Park Advisory Board on February 13, 2019.

Lorson Ranch is located west of Marksheffel Road along Fontaine Boulevard. The site totals 1,412 acres and includes 6,500 dwelling units, along with various tracts designated for open space, drainage, utility, commercial and right-of-way purposes.

The applicant is including the 25-acre school site as an open space. Per El Paso County Land Development Code (LDC) requirements, the school site should be classified as banked land, and should not be included in the final open space calculations. Staff recommends the applicant revise the tract table to remove the school site from open space calculations.

The Lorson Ranch Sketch Plan Amendment follows the overall PUD zone and general land uses as approved on April 21, 2016. The primary purpose of the amendment is to revise and increase the existing approved land use designation for several areas, most notably in the eastern portions of Lorson Ranch as outlined in the chart below. Despite these shifts to more dense residential development, the overall number of dwelling units remain capped at 6,500.



Land Use Designation	2015 Approved Sketch Plan	Proposed Sketch Amend. #2	2015 Approved Sketch Plan	Proposed Sketch Amend. #2
	(Existing & Proposed)	(Existing & Proposed)	Proposed Number of Units	Proposed Number of Units
RLM 4-6 DU/ AC (Res. Low/ Medium)	551.9	212.7	3147	1248
RM 7-10 DU/ AC (Res. Medium)	480.3	744.6	2920	4154
RMH 10-13 DU/ AC (Res. Medium High)	41.3	60.96	387	559
RH 17-20 DU/ AC (Res. High)	5.2	39.6	46	539
TOTALS	1078.7	1057.86	6500	6500

The sketch plan includes open space dedications totaling 212 acres, or 15.0% of the site. This is in accordance with the previously approved sketch plan and includes the Jimmy Camp Creek, the East Tributary, the power line easement, future school site, and various tracts throughout the development. Staff notes several changes to the open space configuration along the East Tributary but it is in general agreement with the previously approved sketch plan.

The applicant also included in the letter of intent, language outlining that additional open space areas will be created during detailed subdivision planning in the form of park, trail, and open space tracts. These future open space acreages will be in addition to the 212 acres previously included within the approved sketch plan, and will be identified in forthcoming PUD's and preliminary plans. Staff appreciates the applicant is providing additional open space, park, and trail opportunities; however the sketch plan drawings lack any specificity with identifying future park, trail, or open space tracts east of the East Tributary.

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).

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route within the sketch plan 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 the sketch plan areas; however non-County trails were shown on previously approved sketch plans, and subsequent PUD's and preliminary plans. Staff recommends the applicant show all proposed trail alignments, park sites, and open space areas on the sketch plan drawings.

El Paso County Park fees in lieu of land dedication 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.

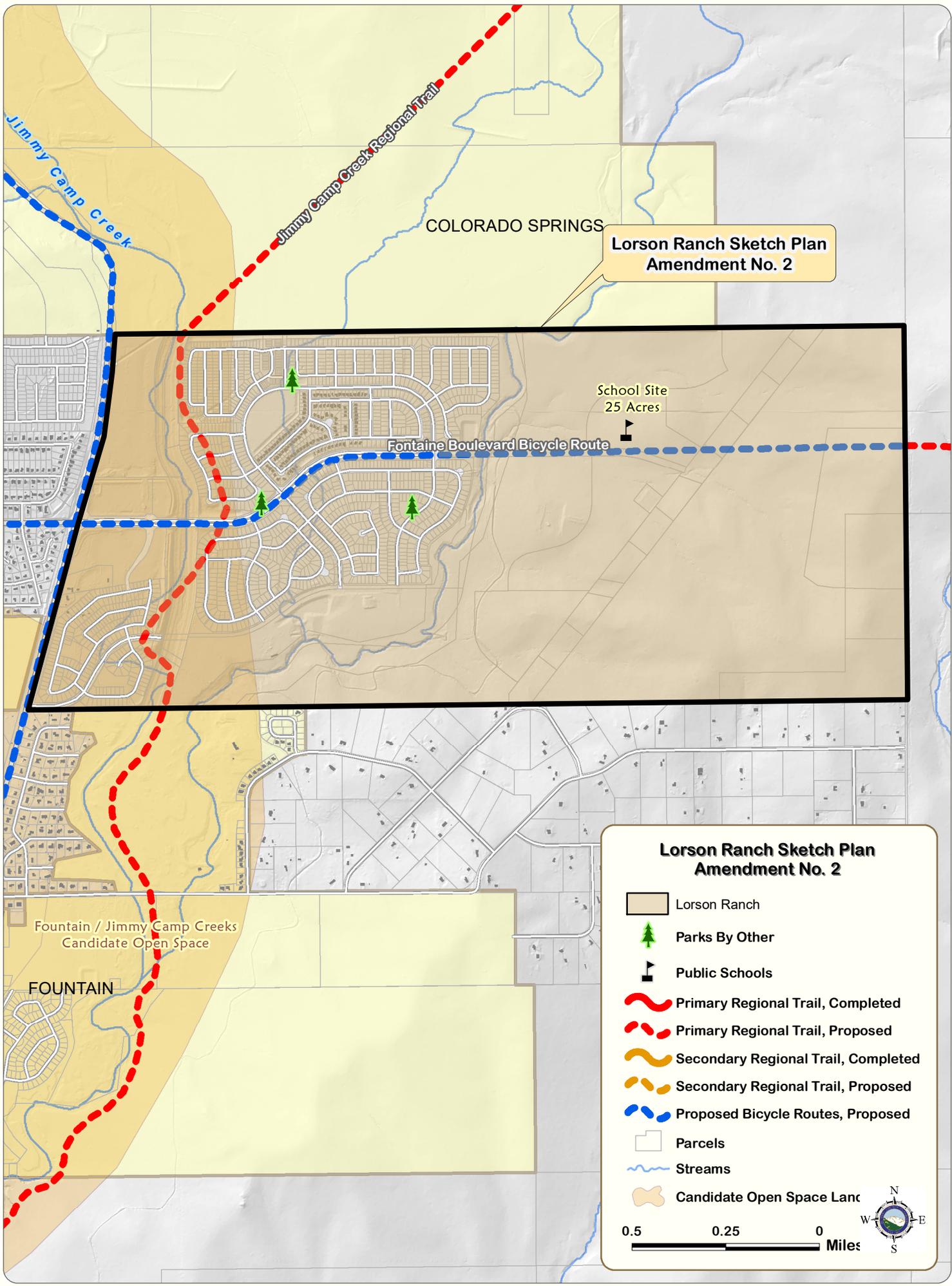
Recommended Motion:

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.

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

Sincerely,

Jason Meyer
Project Manager II
Community Services Department
jasonmeyer@elpasoco.com



**Lorson Ranch Sketch Plan
Amendment No. 2**

School Site
25 Acres

Fontaine Boulevard Bicycle Route

Jimmy Camp Creek

Jimmy Camp Creek Regional Trail

COLORADO SPRINGS

Fountain / Jimmy Camp Creeks
Candidate Open Space

FOUNTAIN

**Lorson Ranch Sketch Plan
Amendment No. 2**

-  Lorson Ranch
-  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
-  Parcels
-  Streams
-  Candidate Open Space Land

0.5 0.25 0
Miles

