

**COMMUNITY SERVICES DEPARTMENT**

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

February 7, 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 (SKP191)**

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.

The Lorson Ranch Sketch Plan Amendment No. 2 includes a maximum 6,500 dwelling units on 1,412 acres, as approved and shown on the Overall PUD Development and Phasing Plan (April 21, 2016). This amendment will follow the overall PUD zone and general land uses as approved. The 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 (Existing & Proposed)	Proposed Sketch Amend. #2 (Existing & Proposed)	2015 Approved Sketch Plan Proposed Number of Units	Proposed Sketch Amend. #2 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 letter of intent includes language outlining 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 letter of intent continues to outline 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. Please include conceptual trail locations and identify acreages of future park and open space areas east of the East Tributary. All future park locations should be labeled and sized according to their type (e.g. neighborhood, community) per LDC Section 8.5.2. The breakdown of required urban park is as follows:

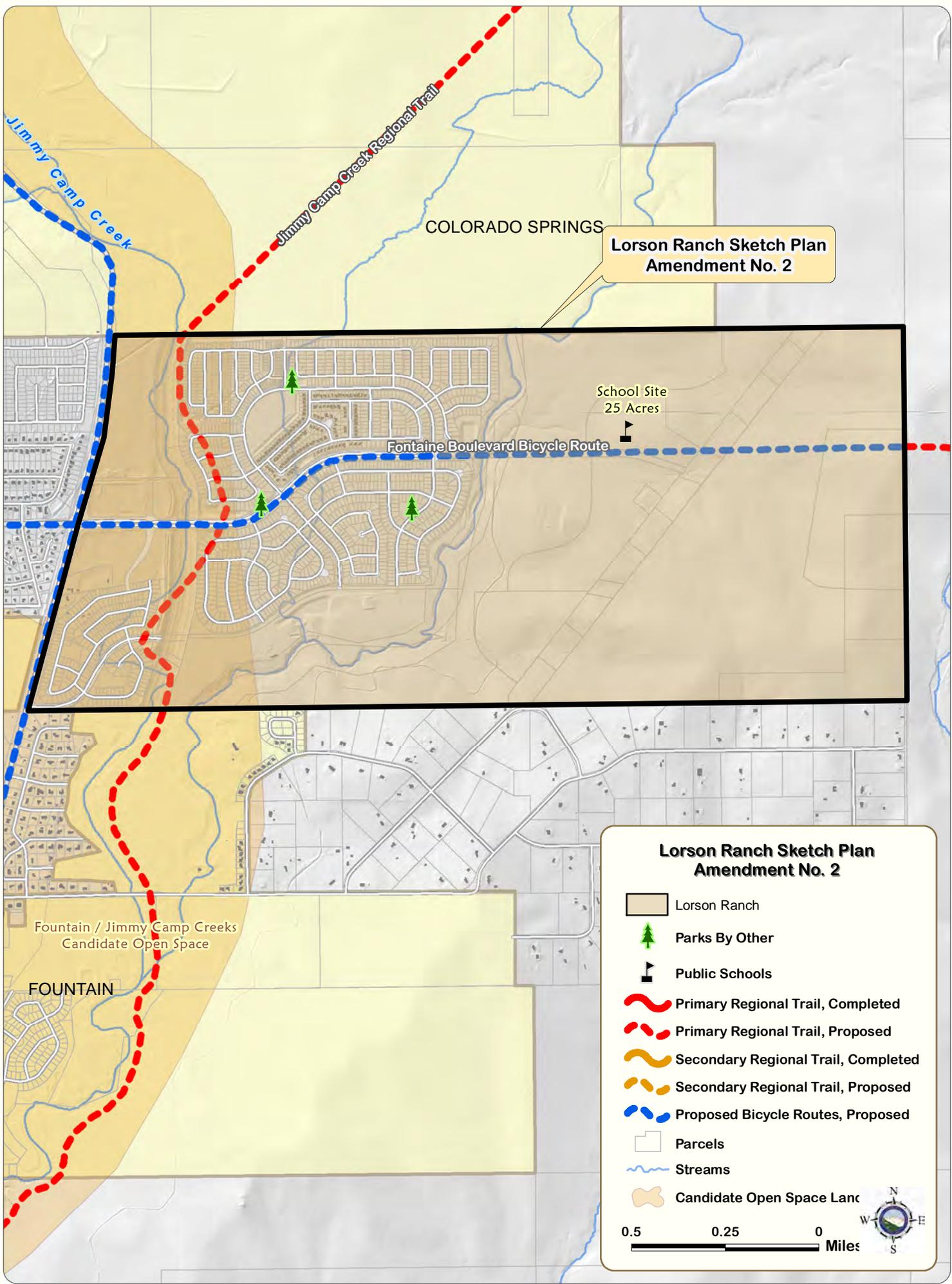
- a. Neighborhood park standard is 1.5 acres of park land per 1,000 projected residents or 0.00375 acres of park land for each dwelling unit.
- b. Community park standard is 2.5 acres of park land per 1,000 projected residents or 0.00625 acres of park land for each dwelling unit.

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. Please show all proposed trail alignments, park sites, and open space areas on the sketch plan drawings as required by the Land Development Code.

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.

Sincerely,

Jason Meyer  
Project Manager II  
Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)



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

School Site  
25 Acres

Fontaine Boulevard Bicycle Route

Fountain / Jimmy Camp Creeks  
Candidate Open Space

FOUNTAIN

COLORADO SPRINGS

Jimmy Camp Creek Regional Trail

Jimmy Camp Creek

**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

