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PARK OPERATIONS ~ JUSTICE SERVICES  
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February 23, 2022

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

### **Subject: Hillside at Lorson Ranch PUDSP (PUDSP221)**

Hello Kari,

The Community Services Department has reviewed Hillside at Lorson Ranch PUD Preliminary Plan and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on March 9, 2022, and its recommendation will be provided after the meeting.

Hillside at Lorson Ranch 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 24.20 acres. This site is currently zoned PUD (Planned Unit Development), and its configuration is in general agreement with 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 Tracts J and O. Park staff appreciates the inclusion of the park sites 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 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 forthcoming final plat(s). 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 forthcoming final plat(s).

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

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

February 23, 2022

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>	Hillside at Lorson Ranch - PUDSP	<b>Application Type:</b>	PUDSP
<b>PCD Reference #:</b>	PUDSP 221	<b>Total Acreage:</b>	128.33
		<b>Total # of Dwelling Units:</b>	489
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	9.53
Lorson, LLC	Matrix Design Group	<b>Regional Park Area:</b>	4
212 N. Wahsatch Ave	2435 Research Parkway	<b>Urban Park Area:</b>	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	<b>Existing Zoning Code:</b>	PUD
		<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.

**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**

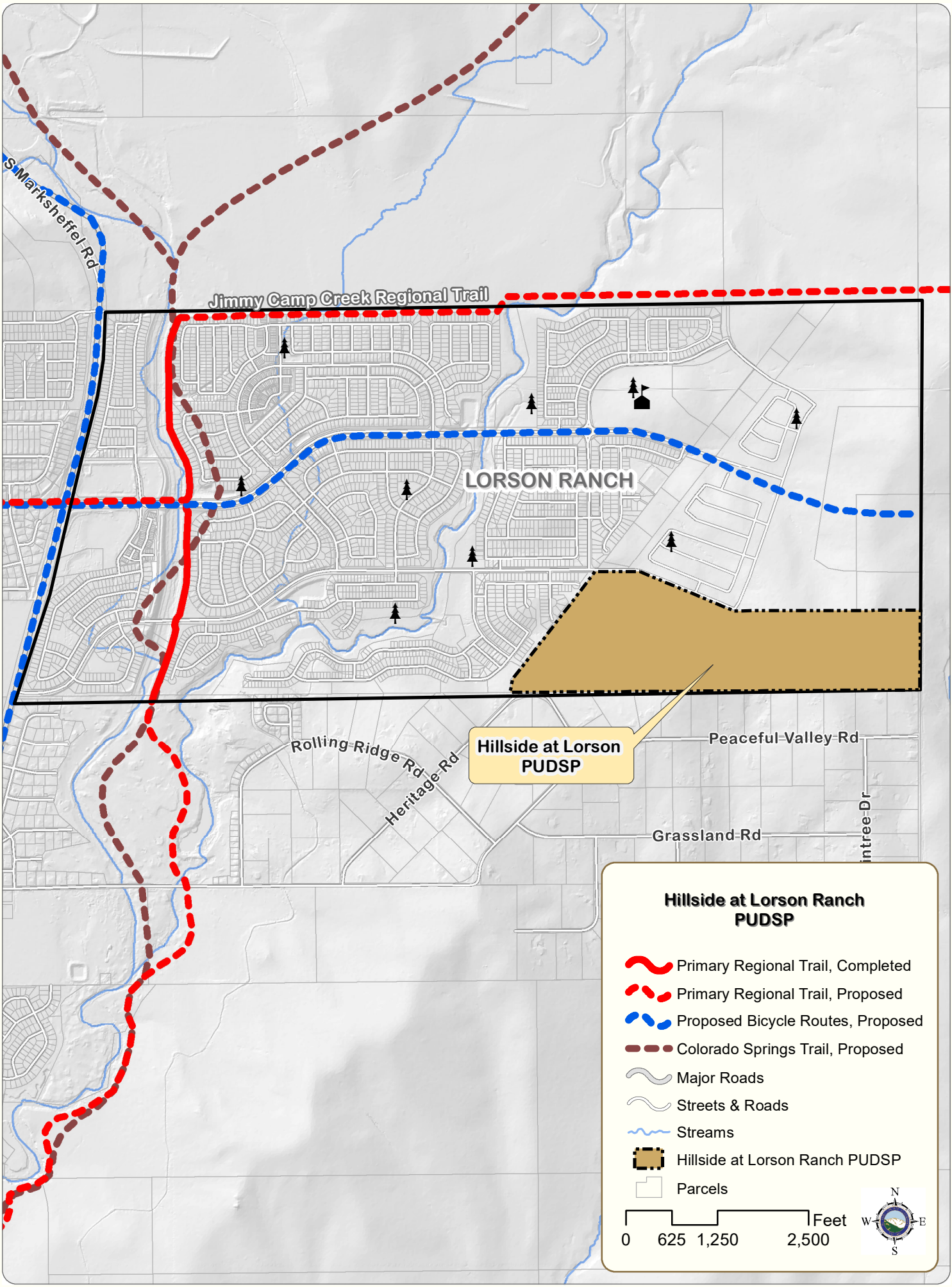
Neighborhood: \$114 / Dwelling Unit x 489 Dwelling Units = \$55,746  
 Community: \$176 / Dwelling Unit x 489 Dwelling Units = \$86,064  
**Total Urban Park Fees: \$141,810**

**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 PUD Development Plan and Preliminary Plan: 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 forthcoming final plat(s). 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 forthcoming final plat(s).

**Park Advisory Board Recommendation:**












Jimmy Camp Creek Regional Trail

LORSON RANCH

Hillside at Lorson PUDSP

**Hillside at Lorson Ranch PUDSP**

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Streams
-  Hillside at Lorson Ranch PUDSP
-  Parcels

0 625 1,250 2,500 Feet

