

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Ridge at Lorson Ranch Filing No. 2 Final Plat

Agenda Date: March 9, 2022

Agenda Item Number: #6 - D

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of The Ridge at Lorson Ranch Filing No. 2 Final Plat. The project site is located along the eastern edge of the larger Lorson Ranch development north of Fontaine Blvd. The site consists of 57.90 acres and includes 277 single-family residential lots on 37.95 acres, 7 tracts totaling 7.15 acres, and public rights-of-way totaling 12.80 acres. This site is zoned PUD and is consistent with the previously approved PUDSP for The Ridge at Lorson Ranch.

Open Space dedications total 3.80 acres, or 7% of the project which does not meet the minimum 10% dedication for PUD zoning. However, the open space tract layout is consistent with the previously approved PUDSP. Open space tracts include three within the residential area, and tracts along the eastern edge of the filing.

The El Paso County Parks Master Plan identifies the Fontaine Blvd Bicycle Route south of the project site which will be accommodated within public right-of-way. No County regional trails are within the project site.

The letter of intent includes language stating that one pocket park will be installed against required El Paso County urban park fees within Tract E. Park staff appreciates the applicant's willingness to provide this park site, but the credits against urban park fees must be memorialized in a Park Lands Agreement.

Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$127,400 and urban park purposes in the amount of \$80,330. 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 this 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 Ridge at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land

dedication for regional park purposes in the amount of \$127,420 and urban park purposes in the amount of \$80,330. 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 Filing No. 2 Final Plat.

**Development
Application
Permit
Review**



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

February 16, 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.

| | | | |
|----------------------------|---|--------------------------------------|------------|
| Name: | The Ridge at Lorson Ranch Filing No. 2 Final Plat | Application Type: | Final Plat |
| PCD Reference #: | SF-225 | Total Acreage: | 57.90 |
| | | Total # of Dwelling Units: | 277 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 11.96 |
| 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.

LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 277 Dwelling Units = 5.374
Total Regional Park Acres: 5.374

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

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 277 Dwelling Units = 1.04
Community: 0.00625 Acres x 277 Dwelling Units = 1.73
Total Urban Park Acres: 2.77

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 277 Dwelling Units = \$127,420
Total Regional Park Fees: \$127,420

Urban Park Area: 4

Neighborhood: \$114 / Dwelling Unit x 277 Dwelling Units = \$31,578
Community: \$176 / Dwelling Unit x 277 Dwelling Units = \$48,752
Total Urban Park Fees: \$80,330

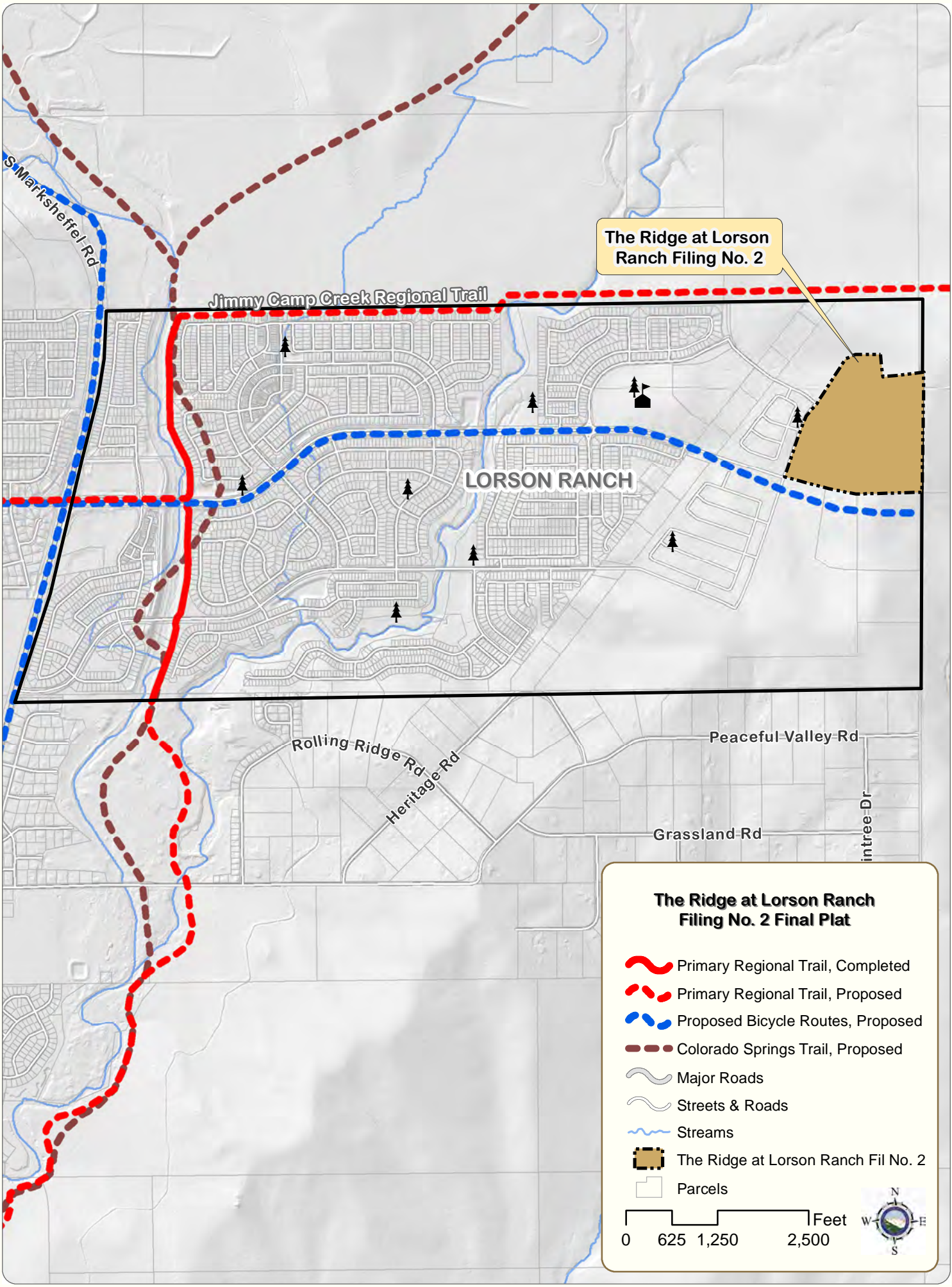
ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving The Ridge at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$127,420 and urban park purposes in the amount of \$80,330. 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 Filing No. 2 Final Plat.

Park Advisory Board Recommendation:

Endorsed 3/09/2022



The Ridge at Lorson Ranch Filing No. 2

Jimmy Camp Creek Regional Trail

LORSON RANCH

Rolling Ridge Rd
Heritage Rd

Peaceful Valley Rd

Grassland Rd

intree Dr

The Ridge at Lorson Ranch Filing No. 2 Final Plat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- Streets & Roads
- Streams
- The Ridge at Lorson Ranch Fil No. 2
- Parcels

0 625 1,250 2,500 Feet

