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**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

April 3, 2018

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

**Subject: Carriage Meadows North at Lorson Ranch Final Plat (SF 17-023)**

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Carriage Meadows North Filing No. 1 Final Plat and has the following comments of behalf of El Paso County Parks. These comments are being provided administratively as this application does not require Park Advisory Board consideration. This application was reviewed by the Park Advisory Board on December 13, 2017 and was endorsed with the following recommendation:

*Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows North Filing No. 1 include the following conditions: (1) Meet the open space dedication requirements for PUD zoning by providing 10% of the site as open space (2) Correct the tract table on the final plat drawings (3) Require fees in lieu of land dedication for regional park purposes in the amount of \$66,650 and urban fees in the amount of \$42,106.*

There are several discrepancies within the letter of intent regarding total subdivision size, tracts, and open space dedication. This does not match the tract table shown on the drawing and needs to be revised. For purpose of this review, the information contained within the letter of intent will be referenced.

Carriage Meadows North Filing No. 1 is zoned PUD and is located northeast of the intersection of Marksheffel Road and Fontaine Boulevard. The Final Plat totals 68.67 acres and includes 155 single-family residential lots on 34.05 acres, future development tracts totaling 14 acres, and open space and drainage tracts totaling 23.91 acres. This exceeds the 10% minimum for PUD zoning and is in agreement with the previously approved Carriage Meadows sketch plan and Preliminary Plan.

There is an existing portion of a County regional trail within this filing. The Jimmy Camp Creek Primary Regional Trail is located to the east creek bank of Jimmy Camp Creek and is shown on the final plat drawings.

Recommended regional park fees and urban park fees remain unchanged from the previously endorsed Park Advisory Board recommendation noted above and total \$66,650 and \$42,106 respectively.

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

Sincerely,

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

# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

January 2, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>Carriage Meadows North Filing 1 - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>PUD-06-002, SP-06-005</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>48.21</b>
<b>Cradlan, LLC and Lorson, LLC</b>	<b>Core Engineering Group</b>	Total # of Dwelling Units	<b>155</b>
<b>212 North Wahsatch Ave., Suite 301</b>	<b>15004 1st Avenue S</b>	Gross Density:	<b>3.22</b>
<b>Colorado Springs, CO 80903</b>	<b>Burnsville, MN 55306</b>	Park Region:	<b>4</b>
		Urban Area:	<b>4</b>

Existing Zoning Code: **PUD**      Proposed Zoning: **PUD**

## REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

### LAND REQUIREMENTS

Regional Parks: <b>4</b>	Urban Density: <input checked="" type="checkbox"/> (1 unit / 2.5 acre or greater)	
<b>0.0194 Acres x 155 Dwelling Units = 3.01 acres</b>	Urban Parks Area: <b>4</b>	
	Neighborhood: <b>0.00375 Acres x 155 Dwelling Units = 0.58 acres</b>	
	Community: <b>0.00625 Acres x 155 Dwelling Units = 0.93 acres</b>	
	Total: <b>2.35 acres</b>	

### FEE REQUIREMENTS

Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>	
<b>\$430.00 / Unit x 155 Dwelling Units = \$66,650.00</b>	Neighborhood: <b>\$107.00 / Unit x 155 Dwelling Units = \$16,585.00</b>	
	Community: <b>\$165.00 / Unit x 155 Dwelling Units = \$25,575.00</b>	
	Total: <b>\$42,106.00</b>	

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows North Filing No. 1 include the following conditions: (1) Encourage the applicant to meet the open space dedication requirements for PUD zoning by providing 10% of the site as open space (2) Correct the tract table on the final plat drawings (3) Require fees in lieu of land dedication for regional park purposes in the amount of \$66,650 and urban fees in the amount of \$42,106.
Park Advisory Board Recommendation:	Endorsed December 13, 2017