

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

December 13, 2017

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Lorson Ranch East PUD/Preliminary Plan (PUDSP-16-003) Review 2

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Lorson Ranch East PUD / Preliminary Plan Review #2 on behalf of El Paso County Parks. This application was previously presented to the Park Advisory Board, and Review #1 staff comments were provided in August, 2017.

Open space dedication was adjusted and now includes 53.82 acres of open space. This is slightly down from 53.98 acres from the first application, but still exceeds the 10% minimum for open space dedication by preserving 19.6% of site as open space. Overall the revised PUDSP Review #2 application is in general agreement with the previously approved Sketch Plan (SKP-15-001).

The revised PUDSP includes a reconfiguration of open space from the approved sketch plan (SKP-15-001). This includes an open space area north of Fontaine Blvd and east of the Jimmy Camp Creek East Tributary. The applicant is now developing 3.5 acres within the previously identified open space, but is providing 6.31 acres of open space immediately northwest of the site, thus offsetting and increasing the available open space in the area.

The applicant is providing non-County trails along the Jimmy Camp Creek East Tributary and northern site boundary. Park staff encourages the applicant to provide additional non-county trails, including along the SDS easement. Staff notes that connectivity between the Jimmy Camp Creek East Tributary and the future school site is achieved along Clarion Drive and Fontaine Blvd via sidewalks.

The PUDSP includes changes to the overall project site size and number of single-family lots, therefore changing the previously provided recommendation for regional park fees and urban park fees. The El Paso County Park fees for 826 single-family residential lots are \$277,536 for regional park purposes, and \$175,112 for urban park purposes. These calculations are based upon 2016 El Paso County Park fee rates as included in the original PUDSP application and supplement the originally provided comments. El Paso County Park fees change on an annual basis and will be recalculated at the appropriate time as development progresses.

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