

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

August 14, 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 1

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Lorson Ranch East PUD / Preliminary Plan Review 1. This application was previously presented to the Park Advisory Board with the recommendations below.

Recommended Motion for Lorson Ranch East PUD Development Plan and Preliminary Plan:

"Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East PUD Development Plan and Preliminary Plan include the following condition: Require fees in lieu of land for regional park purposes in the amount of \$281,568 and urban fees in the amount of \$177,656. 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 final plat. Encourage the applicant to provide additional usable open space areas outside of utility easements, as utility infrastructure and easement restrictions may impact the amount of usable open space. Encourage the applicant to provide urban recreational opportunities, and to continue to develop a system of connected trails throughout Lorson Ranch for the benefit of the residents within the project area."

The revised PUD drawings were modified which included a recalculation of total site area, revised number of dwelling units, and a revision to open space dedication. The applicant is also showing conceptual locations of three parks within open space tracts. The following comments are being provided administratively to address these changes and supplement the previously endorsed Park Advisory Board recommendations.

The overall project site was increased by 48.83 acres, from 225.76 acres to 274.59 acres. Open space dedication was also adjusted and now includes 53.98 acres, or 19.7% of the project site. This exceeds the 10% minimum required for PUD zoning, but represents a reduction in open space dedication from the previously submitted application. The original PUDSP provided 48.95 acres, or 21.7% of the project site as open space. Staff requests the applicant provide an additional 5.61 acres of open space, totaling 59.59 acres, to provide the same open space dedication as originally submitted.

Staff also notes that the open space discrepancy with the Minor Sketch Plan Amendment still exists and has not been addressed. The sketch plan outlines an open space area north of Fontaine Blvd and east of the Jimmy Camp Creek East Tributary to the school site. The PUDSP contradicts the sketch plan by having single-family residential lots in this area. Staff requests the applicant configure the PUDSP to follow the previously approved sketch plan or provide off-setting open space dedication for the lost open space area.

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 revised 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.

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

Sincerely,

Jason Meyer
Project Manager
Planning Division
Community Services Department
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