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

September 05, 2018

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

Subject: Creekside at Lorson Ranch Planned Unit Development and Preliminary Plan (PUDSP-185)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Creekside at Lorson Ranch PUD Development and Preliminary Plan on behalf of El Paso County Parks. The Park Advisory Board will consider this application on September 12, 2018 and its recommendation will be provided after the meeting.

The total project area is 83.09 acres and includes 235 single-family dwelling units on 25.43 acres (31%) and open space tracts totaling 42.90 acres (51%). This is generally consistent with the previously approved Minor Sketch Plan Amendment (2014). Staff notes there are adjustments to the open space tract along the Jimmy Camp Creek East Tributary to add several single-family residential lots, and the addition of open space tracts near the Jimmy Camp Creek Main Channel and Lorson Boulevard. Despite these modifications, the applicant is meeting the open space dedication outlined in the Minor Sketch Plan Amendment.

The County Parks Master Plan shows no County regional trails within the project boundary. The Jimmy Camp Creek Primary Regional Trail runs parallel to the site along the Jimmy Camp Creek Main Stem to the west, and was previously conveyed to the County through a Park Lands Agreement. Staff appreciates the inclusion of non-County trails along the Jimmy Camp Creek East Tributary and connections to the residential areas within the project. Staff encourages 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.

Parks staff recommends fees in lieu of land for regional purposes in the amount of \$84,820 and urban fees in the amount of \$53,312. 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.

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

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Development Application Permit Review



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

September 5, 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: Creekside at Lorson Ranch - PUD Development and Preliminary Plan	Application Type:	PUDSP
DSD Reference #: PUDSD-185	CSD / Parks ID#:	0
Applicant / Owner:	Total Acreage:	83.09
Lorson LLC & Eagle Development	Owner's Representative:	Total # of Dwelling Units
212 North Wahsatch Ave., Suite 301	Thomas and Thomas	235
Colorado Springs, CO 80903	702 N. Tejon Street	Gross Density:
	Colorado Springs, CO 80903	2.83
	Park Region:	4
	Urban Area:	4

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.
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LAND REQUIREMENTS

Regional Parks: 4		Urban Density: <input checked="" type="checkbox"/> (1 unit / 2.5 acre or greater)
0.0194 Acres x 235 Dwelling Units = 4.56 acres	Urban Parks Area: 4	
	Neighborhood: 0.00375 Acres x 235 Dwelling Units = 0.88 acres	
	Community: 0.00625 Acres x 235 Dwelling Units = 1.47 acres	
	Total: 1.97 acres	

FEE REQUIREMENTS

Regional Parks: 4		Urban Parks Area: 4
\$430.00 / Unit x 235 Dwelling Units = \$94,705.00	Neighborhood: \$107.00 / Unit x 235 Dwelling Units = \$25,145.00	
	Community: \$165.00 / Unit x 235 Dwelling Units = \$38,775.00	
	Total: \$63,920.00	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside at Lorson Ranch PUD Development Plan and Preliminary Plan include the following condition: Require fees in lieu of land for regional park purposes in the amount of \$94,705 and urban fees in the amount of \$63,920. 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.
Park Advisory Board Recommendation:	