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November 27, 2017

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

Subject: Pioneer Landing at Lorson Ranch Filing No. 3 (SF-17-022)

Kari,

Pioneer Landing at Lorson Ranch Filing No. 3 is zoned PUD and is located north of Fontaine Boulevard and east of Marksheffel Road, on the north side of Old Glory Drive. The proposed development includes 12 single-family lots on 1.84 acres.

The tracts included within the Filing No. 3 Final Plat were previously included within Pioneer Landing Filing No. 2 and identified as Tracts G, H, and K. The tracts were labeled for future development because they were within the floodplain and could only be subdivided after they were removed from the floodplain through a regulatory process. The Park Advisory Board considered and endorsed Filing No. 2 on June 8, 2016 but deferred assessing regional and urban park fees for the single-family lots within Tracts G, H, and K until the tracts were removed from the floodplain and subdivided. The 12 single-family lots included within Tracts G, H, K comprise Pioneer Landing at Lorson Ranch Filing No. 3.

There are no regional trail connections within this filing. A non-County public trail is located along the east Jimmy Camp Creek tributary and Parks staff encourages the applicant to develop a system of connected trails throughout Lorson Ranch. Parks staff notes that the non-County trail shown on the previously approved PUD and Preliminary Plan is not shown on the Filing No. 3 Final Plat. Parks staff therefore requests the applicant show the trail within Tracts D and E on the final plat.

Park staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$4,884, and urban fees in the amount of \$2,544. This application is scheduled for El Paso County Park Advisory on December 13, 2017.

Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of Pioneer Landing at Lorson Ranch Filing No. 3 Final Plat include the following



condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,884, and urban fees in the amount of \$2,544.

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

Sincerely,

Jason Meyer
Project Manager II
Planning Division
Community Services Department
jasonmeyer@elpasoco.com