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

December 13, 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 was presented to the El Paso County Park Advisory and endorsed 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](mailto:jasonmeyer@elpasoco.com)

# Development Application Permit Review



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

December 13, 2017

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:	Pioneer Landing at Lorson Ranch Filing No. 3 - Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-17-022	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	1.84
Lorson LLC	Core Engineering Group	Total # of Dwelling Units	12
212 North Wahsatch Ave., Suite 301	15004 1st Avenue South	Gross Density:	6.52
Colorado Springs, CO 80903	Burnsville, MN 55306	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.

**LAND REQUIREMENTS**

Urban Density:  (1 unit / 2.5 acre or greater)

Regional Parks:            4  
**0.0194 Acres x 12 Dwelling Units = 2.87 acres**

Urban Parks Area:	
Neighborhood:	<b>0.00375 Acres x 12 Dwelling Units = 0.56 acres</b>
Community:	<b>0.00625 Acres x 12 Dwelling Units = 0.93 acres</b>
Total:	<b>5.95 acres</b>

**FEE REQUIREMENTS**

Regional Parks:            4  
**\$407.00 / Unit x 12 Dwelling Units = \$4,884.00**

Urban Parks Area:	<b>4</b>
Neighborhood:	<b>\$83.00 / Unit x 12 Dwelling Units = \$996.00</b>
Community:	<b>\$129.00 / Unit x 12 Dwelling Units = \$1,548.00</b>
Total:	<b>\$2,544.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: 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.

Park Advisory Board Recommendation: Endorsed 12/13/2017