

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Ridge at Lorson Ranch Filing No. 3 Final Plat

Agenda Date: March 9, 2022

Agenda Item Number: #6 - E

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of The Ridge at Lorson Ranch Filing No. 3 Final Plat. The project site is in the northeast corner of the larger Lorson Ranch development and borders the overhead powerline corridor. The site consists of 40.76 acres and includes 182 single-family residential lots on 20.54 acres, 9 tracts totaling 13.19 acres, and public rights-of-way totaling 7.03 acres. This site is zoned PUD and is consistent with the previously approved PUDSP for The Ridge at Lorson Ranch.

Open Space dedications total 10.10 acres, or 24% of the project which meets the minimum 10% dedication for PUD zoning. This includes several three tracts within the residential area, and tracts along the eastern edge of the filing.

The El Paso County Parks Master Plan identifies the Jimmy Camp Creek Primary Regional Trail north of the project site and the Fontaine Blvd Bicycle Route south of the project site. No County regional trails are within the project site however there are several non-County trails within Tracts A and C.

The letter of intent includes language stating that one pocket park will be installed against required El Paso County urban park fees within Tract D. Park staff appreciates the applicant's willingness to provide this park site, but the credits against urban park fees must be memorialized in a Park Lands Agreement

Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$83,720 and urban park purposes in the amount of \$52,780. 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 of this final plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Ridge at Lorson Ranch Filing No. 3 Final Plat: Require fees in lieu of land

dedication for regional park purposes in the amount of \$83,720 and urban park purposes in the amount of \$52,780. 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 Filing No. 3 Final Plat.

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Recreation / Cultural Services

February 16, 2022

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	The Ridge at Lorson Ranch Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-227	Total Acreage:	40.76
		Total # of Dwelling Units:	182
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	11.16
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 182 Dwelling Units = 3.531
Total Regional Park Acres: 3.531

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 182 Dwelling Units = 0.68
 Community: 0.00625 Acres x 182 Dwelling Units = 1.14
Total Urban Park Acres: 1.82

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 182 Dwelling Units = \$83,720
Total Regional Park Fees: \$83,720

Urban Park Area: 4

Neighborhood: \$114 / Dwelling Unit x 182 Dwelling Units = \$20,748
 Community: \$176 / Dwelling Unit x 182 Dwelling Units = \$32,032
Total Urban Park Fees: \$52,780

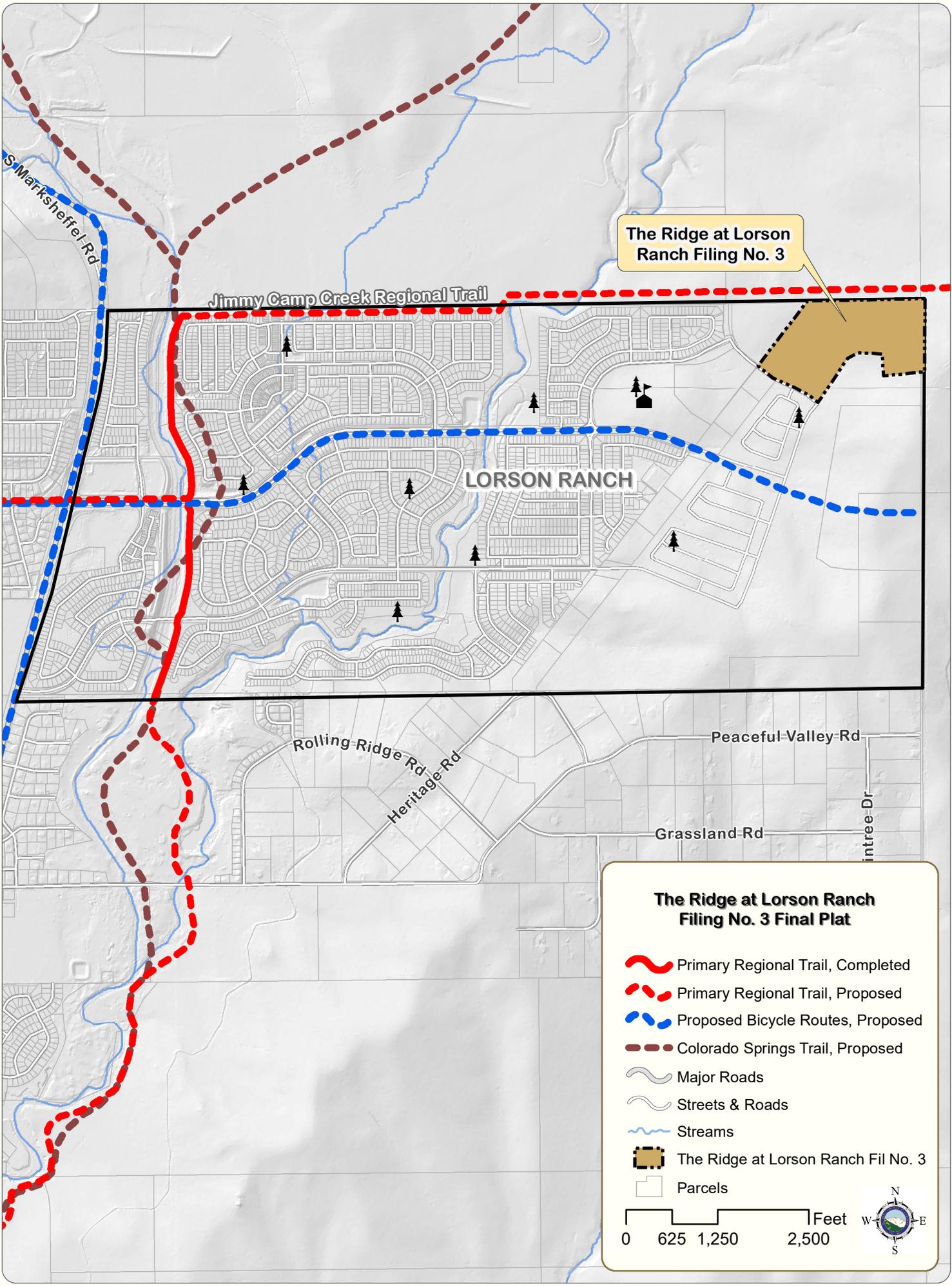
ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving The Ridge at Lorson Ranch Filing No. 3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$83,720 and urban park purposes in the amount of \$52,780. 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 Filing No. 3 Final Plat.

Park Advisory Board Recommendation:

Endorsed 3/09/2022



The Ridge at Lorson Ranch Filing No. 3

Jimmy Camp Creek Regional Trail

LORSON RANCH

Rolling-Ridge Rd
Heritage Rd

Peaceful-Valley Rd

Grassland Rd

Intree Dr

The Ridge at Lorson Ranch Filing No. 3 Final Plat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- Streets & Roads
- Streams
- The Ridge at Lorson Ranch Fil No. 3
- Parcels

0 625 1,250 2,500 Feet

