



## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

February 17, 2022

Kari Parsons  
Project Manager  
El Paso County Planning and Community Development

### **Subject: The Ridge at Lorson Ranch Filing No. 3 Final Plat (SF227)**

Hello Kari,

The Community Services Department has reviewed The Ridge at Lorson Ranch Filing No. 3 Final Plat and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on March 9<sup>th</sup>, 2022 and its recommendation will be provided after the meeting. The Park Advisory Board previously considered The Ridge at Lorson Ranch PUDSP on June 6, 2021 and the following recommendation was endorsed by the board:

*“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Ridge at Lorson Ranch PUD Development Plan and Preliminary Plan: 1) Correct the land uses in the Letter of Intent; 2) Provide a summary of open space dedications to demonstrate conformance with the approved Lorson Ranch Minor Sketch Plan Amendment; 3) Require fees in lieu of land dedication for regional park purposes in the amount of \$457,240 and urban park purposes in the amount of \$288,260 will be required upon recording of the forthcoming final plat(s). 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 the forthcoming final plat(s).”*

The Ridge at Lorson Ranch Filing No. 3 Final Plat totals 40.76 acres and includes 182 new single-family lots on 20.54 acres, 9 tracts on 13.19 acres, and 7.03 acres of right-of-way dedications. Open Space dedications total 10.10 acres which is 24% of the total site which exceeds the 10% minimum for PUD zoning.

The letter of intent outlines a potential urban park location within Tract D and walking trails within Tract A & C which follow the existing overhead electric lines. Park staff appreciates the inclusion of a proposed park site but notes that any credits against urban park fees must be memorialized through a



Park Lands Agreement. Staff also appreciates the inclusion of internal non-County trails that will connect the residents of The Ridge at Lorson Ranch Filing No. 3 to the larger Lorson Ranch Development.

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. Again, this application will be presented to the Park Advisory Board on March 9, 2022, and its recommendation will be provided after the meeting.

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

Sincerely,

Jason Meyer  
Planning Supervisor  
Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)

**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.

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

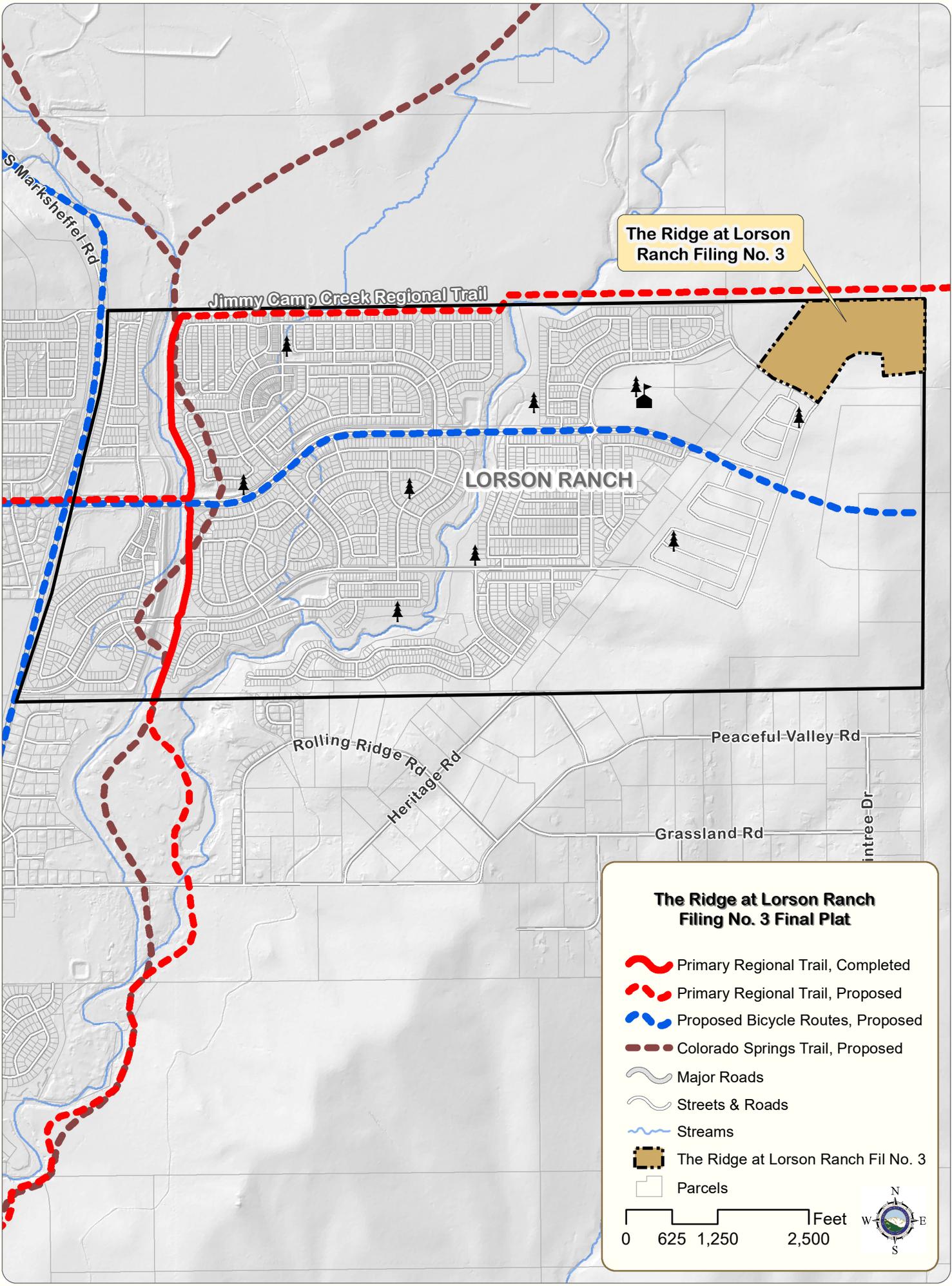
Neighborhood: \$114 / Dwelling Unit x 182 Dwelling Units = \$20,748  
 Community: \$176 / Dwelling Unit x 182 Dwelling Units = \$32,032  
**Total Urban Park Fees: \$52,780**

**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 this final plat.

**Park Advisory Board Recommendation:**



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

