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## DEPARTMENT OF COMMUNITY SERVICES

February 14, 2023

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

**Subject: Creekside at Lorson Ranch Filing 2 Final Plat (SF233)**

Hello Kari,

The Community Services Department has reviewed Creekside at Lorson Ranch Filing No. 2 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 8, 2023, and its recommendation will be provided after the meeting.

Creekside at Lorson Ranch Filing No. 2 is located along the southern border of the larger Lorson Ranch Development. The site consists of 6.0 acres and includes 38 single-family residential lots on 3.34 acres, open space tracts totaling 1.34 acres, and public rights-of-way totaling 1.32 acres. This site is currently zoned PUD (Planned Unit Development) and was previously identified as Tract A within Creekside South Filing No. 1 Final Plat which was approved in 2020.

Staff notes the applicant referencing a park lands agreement which provided urban park fee credits for Creekside South Filing No. 1 (Res 20-375) (Reception 220172015). This agreement was approved on October 27, 2020, and provided urban park credits for 200 dwelling units totaling \$59,000. Since this application for Filing No. 2. Is a replat of Tract A to add 38 dwelling units, urban park fees would apply for this application.

Open Space dedications total 1.34 acres, or 22.05% of the project site which meets the minimum 10% dedication for PUD zoning. This includes several tracts around the perimeter with the largest being along the western border.

The El Paso County Parks Master Plan shows no County regional trails within the Creekside at Lorson Ranch project site. The Jimmy Camp Creek Regional Trail is over one mile west of the project area. The Fontaine Blvd Bicycle Route is north of the site and will be accommodated with the right-of-way for Fontaine Boulevard. Internal sidewalks provide connections to several non-county trails within the larger Lorson Ranch development.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$17,480 and urban park fees in the amount of \$11,020 will be required upon recording of the Filing No. 2 Final Plat.

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)

2002 CREEK CROSSING ST.  
OFFICE: (719) 520-7529



COLORADO SPRINGS, CO 80905  
[WWW.COMMUNITYSERVICES.ELPASOCO.COM](http://WWW.COMMUNITYSERVICES.ELPASOCO.COM)

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# Development Application Permit Review



**COMMUNITY SERVICES DEPARTMENT**  
Park Operations - Environmental Services - CSU Extension  
Recreation / Cultural Services

February 14, 2023

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>	Creekside at Lorson Ranch - Filing No. 2	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF233	<b>Total Acreage:</b>	6.00
		<b>Total # of Dwelling Units:</b>	38
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	15.83
Lorson, LLC	Core Engineering	<b>Regional Park Area:</b>	4
212 N. Wahsatch Ave	15004 1st Ave S	<b>Urban Park Area:</b>	4
Colorado Springs, CO 80903	Burnsville, MN 55306	<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.

**LAND REQUIREMENTS**

**Regional Park Area: 4**

0.0194 Acres x 38 Dwelling Units = 0.737  
**Total Regional Park Acres: 0.737**

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

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 38 Dwelling Units = 0.14  
Community: 0.00625 Acres x 38 Dwelling Units = 0.24  
**Total Urban Park Acres: 0.38**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$460 / Dwelling Unit x 38 Dwelling Units = \$17,480  
**Total Regional Park Fees: \$17,480**

**Urban Park Area: 4**

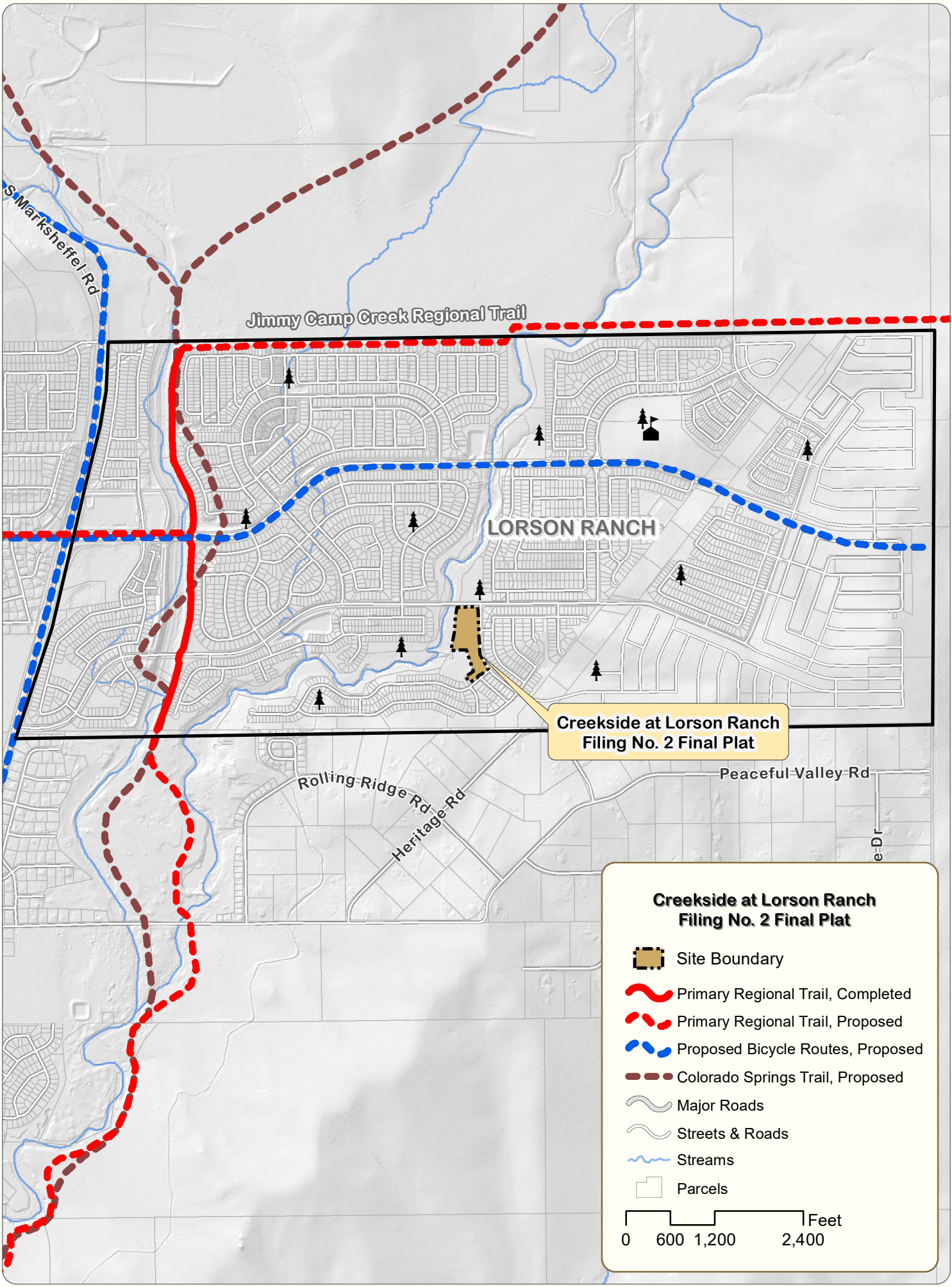
Neighborhood: \$114 / Dwelling Unit x 38 Dwelling Units = \$4,332  
Community: \$176 / Dwelling Unit x 38 Dwelling Units = \$6,688  
**Total Urban Park Fees: \$11,020**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Creekside at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$17,480 and urban park purposes in the amount of \$11,020 will be required upon recording of the Filing No. 2 Final Plat.

Park Advisory Board Recommendation:

Endorsed 2/08/2023



Jimmy Camp Creek Regional Trail

LORSON RANCH










Creekside at Lorson Ranch  
Filing No. 2 Final Plat

Rolling Ridge Rd  
Heritage Rd

Peaceful Valley Rd

e-Dr

**Creekside at Lorson Ranch  
Filing No. 2 Final Plat**

-  Site Boundary
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Streams
-  Parcels

0 600 1,200 2,400 Feet