

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 25, 2019

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

Subject: Lorson Ranch East Filing No. 4 Final Plat (SF-198)

Hello Kari,

The Community Services Department has reviewed the development application for Lorson Ranch East Filing No. 4 Final Plat on behalf of El Paso County Parks. This application is being reviewed administratively, as the Park Advisory Board previously considered the Filing No. 4 Final Plat application on June 12, 2019. The endorsed Park Advisory Board recommendation can be found below:

"Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 4 Final Plat include the following conditions: (1) Show the park site within Tract G on the final plat drawings consistent with the previously approved PUD Development and Preliminary plan (2) require fees in lieu of land for regional purposes in the amount of \$112,176 and urban fees in the amount of \$70,848. 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 final plat."

The Filing No. 4 final plat totals 58.47 acres and includes 246 dwelling units on 38.47 acres, open space tract totaling 6.94 acres, and right-of-way dedication. Open Space dedication is comprised of 9 tracts totaling 6.94 acres, or 11.86% of the site. The majority of the open space is located along the Southern Delivery System Easement or along the Mountain View Electric Association Power Line Easement. The open space tracts are in general agreement with the previously approved PUD and Preliminary Plan.

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route north of the Filing No. 4 project area along Fontaine Boulevard. This bicycle route will be accommodated within County right-of-way and installed as part of future road improvements. There are no County regional trails within Filing No. 4; however non-County trails were shown on the previously approved PUD and Preliminary Plan



drawings in close proximity to Filing No. 4 and staff encourages the applicant to continue the network of non-County trails within Filing No. 4. Staff would like to note there is an opportunity to provide a non-County trail along the Southern Delivery System Easement if allowed by Colorado Springs Utilities.

The previously approved Lorson Ranch East PUD and Preliminary Plan drawing included several park sites, including one site within the Filing no. 4 Final Plat site boundary. Staff notes the park site have been added to the Final Plat Drawings.

The applicant met with El Paso County Parks staff in July to discuss development of urban park sites within the Lorson Ranch East development. As part of those discussions, the applicant expressed interest in seeking urban park fee credits for the construction of an urban park within Filing No. 4. Staff is appreciative of the applicants' efforts to expand urban park amenities within Lorson Ranch and supports the development of a Park Lands Agreement. A Park Lands Agreement is currently being drafted for Lorson Ranch East Filing No. 4 and will be presented to the Park Advisory Board and Board of County Commissioners in the coming months.

Required regional park fees and urban park fees are outlined on the attached subdivision review form.

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

Sincerely,

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

Development
Application
Permit
Review



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

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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:	Lorson Ranch East Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-198	Total Acreage:	58.47
		Total # of Dwelling Units:	246
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.52
Lorson, LLC	Core Engineering Group, LLC	Regional Park Area:	4
Jeff Mark		Urban Park Area:	4
212 N. Wahsatch Avenue, Suite 301	15004 1st Ave South	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Burnsville, MN 55306	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		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 246 Dwelling Units = 4.772		Neighborhood:	0.00375 Acres x 246 Dwelling Units =	0.92
Total Regional Park Acres: 4.772		Community:	0.00625 Acres x 246 Dwelling Units =	1.54
		Total Urban Park Acres:		2.46

FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:		\$113 / Unit Acres x 246 Dwelling Units = \$27,798
\$456 / Dwelling Unit x 246 Dwelling Units = \$112,176		Community:		\$175 / Unit Acres x 246 Dwelling Units = \$43,050
Total Regional Park Fees: \$112,176		Total Urban Park Fees:		\$70,848

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 4 Final Plat include the following conditions: (1) Require fees in lieu of land for regional purposes in the amount of \$112,176 and urban fees in the amount of \$70,848. 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 final plat.

Park Advisory Board Recommendation: N/A Second Review