

COMMUNITY SERVICES DEPARTMENT

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

April 8, 2020

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

Subject: Creekside South at Lorson Ranch PUD (PUDSP201)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Creekside South at Lorson Ranch Sketch PUDSP and has the following comments on behalf of El Paso County Parks. This application was presented to the El Paso County Park Advisory Board on April 8, 2020. PAB endorsed the comments below.

The overall Lorson Ranch development is located west of Marksheffel Road along Fontaine Boulevard. The site totals 1,412 acres and includes 6,500 dwelling units, along with various tracts designated for open space, drainage, utility, commercial and right-of-way purposes.

Creekside South at Lorson Ranch is located south of Lorson Boulevard, east of the Jimmy Camp Creek East Tributary, and borders the Peaceful Valley Lakes Estates subdivision. Consistent with the Lorson Ranch Minor Sketch Plan Amendment #2, the applicant is proposing a tract of open space and larger 2.5-acre lots along the southern boundary to act as a buffer and transition in density between Lorson Ranch and Peaceful Valley Lakes Estates.

Creekside South at Lorson Ranch totals 64.26 acres and includes 200 single-family residential lots on 36.28 acres (65.46%), open space totaling 18.94 acres (29.47%), and right-of-way totaling 9.04 acres (14.07%). The open space dedication does meet the 10% threshold for open space dedication; however, staff notes that Tract A (5.96 acres) is included in the open space calculations but is identified for future development. Removing Tract A from the open space calculations, the overall open space dedication would be 12.98 acres, or 20.20%.



The County Parks Master Plan shows no County regional trails or bicycle routes within the Creekside South PUD area. The Fountaine Boulevard bicycle route and Jimmy Camp Creek Regional Trail are both located north of the Creekside South PUD area. However, the applicant has expressed a desire to develop a system of internal trails and has consistently shown this on previously approved sketch plans, PUD's and Preliminary Plans

After a review of the Creekside South PUD plans staff notes there are no internal trails shown on the drawings. Staff strongly encourages the applicant provide a trail within the Creekside South PUD area and suggests the continuance of a trail that is shown on the previously approved Sketch Plan and within Lorson Ranch East Filing No. 4. This internal trail follows the overhead electric line corridor, crosses Trappe Drive, and is shown ending within Creekside South at the southern boundary of Lorson Ranch. Staff recommends the applicant continue this trail west through the buffer space adjacent to Horton Drive to provide a trail connection to Creekside South.

The applicant is proposing to develop a pocket park in Tract G. Staff appreciates this inclusion and the benefits it provides to the residents within Creekside South. A park lands agreement may be considered as part of a future final plat.

El Paso County Park fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming final plats, and will be required at time of the recording of the forthcoming final plats. 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 plats.

Recommended Motion (Endorsed April 8, 2020):

Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside South at Lorson Ranch Planned Unit Development include the following conditions: (1) recommend the applicant include a non-County internal trail along the southern site boundary; (2) required fees for regional park purposes total \$93,400 and urban park purposes total \$59,000. However, these fees will be calculated upon review of forthcoming final plats. 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 forthcoming final plats.

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

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@elpasoco.com

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

April 8, 2020

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:	Creekside South at Lorson Ranch PUD	Application Type:	PUDSP
PCD Reference #:	PUDSP201	Total Acreage:	64.26
		Total # of Dwelling Units:	200
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.78
Lorson LLC	Kimley-Horn	Regional Park Area:	4
Jeff Mark	Raimere Fitzpatrick	Urban Park Area:	4
2 N. Nevada Ave, Suite 300	2 N. Nevada Ave, Suite 300	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
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LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):	YES
<p>Regional Park Area: 4</p> <p>0.0194 Acres x 200 Dwelling Units = 3.880</p> <p>Total Regional Park Acres: 3.880</p>	<p>Urban Park Area: 4</p> <p>Neighborhood: 0.00375 Acres x 200 Dwelling Units = 0.75</p> <p>Community: 0.00625 Acres x 200 Dwelling Units = 1.25</p> <p>Total Urban Park Acres: 2.00</p>	
FEE REQUIREMENTS		
<p>Regional Park Area: 4</p> <p>\$467 / Dwelling Unit x 200 Dwelling Units = \$93,400</p> <p>Total Regional Park Fees: \$93,400</p>	<p>Urban Park Area: 4</p> <p>Neighborhood: \$116 / Dwelling Unit x 200 Dwelling Units = \$23,200</p> <p>Community: \$179 / Dwelling Unit x 200 Dwelling Units = \$35,800</p> <p>Total Urban Park Fees: \$59,000</p>	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside South at Lorson Ranch Planned Unit Development include the following conditions: (1) recommend the applicant include a non-County internal trail along the southern site boundary; (2) fees in lieu of land dedication for regional park purposes in the amount of \$93,400 and urban park purposes in the amount of \$59,000 will be required at time of the 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 the forthcoming final plats

Park Advisory Board Recommendation:

Endorsed 4/8/2020