

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 2, 2021

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

Subject: Hills at Lorson Ranch Filing No. 1 (SF2110)

Hello Kari,

The Community Services Department has reviewed the Hills at Lorson Ranch Filing No. 1 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 February 10, 2021 and its recommendation will be provided after the meeting.

The Hills at Lorson Ranch Filing No. 1 is centrally located within the larger Lorson Ranch Development along Fontaine Blvd. The site consists of 123.17 acres and includes 514 single-family residential lots on 54.10 acres, open space tracts totaling 38.17 acres, and public rights-of-way totaling 30.90 acres. This site is currently zoned PUD RLM (Residential Low/Medium 4-6 DU/Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment which was approved on April 21, 2016. A PUD / Preliminary Plan and rezone of the site was approved on December 28, 2020.

Open Space dedications total 38.173 acres, or 31% of the project site which meets the minimum 10% dedication for PUD zoning. This includes the overhead power line corridor, large tracts along Fontaine Blvd, site detention, and along residential streets.

The El Paso County Parks Master Plan identifies the Fontaine Blvd Bicycle Route within the project site. The Final Plat drawings show the continuation of a 6-foot shoulder along Fontaine Blvd which will accommodate the route within public right-of-way. No County regional trails are within the project site, however consistent with previously approved applications, the letter of intent includes language that non-County trails will be provided within the overhead power line easement (Tract K, L).



The letter of intent includes language stating that three pocket parks will be installed against required El Paso County urban park fees. The proposed pocket parks are within Tracts B, E, and H as shown on the final plat and landscape plans. Park staff appreciates the applicant's willingness to provide these park sites, but the credits against urban park fees must be memorialized in a Park Lands Agreement.

El Paso County Parks appreciated the continuation of this internal trail system and connections to the residential areas within the project site. Staff encourages the applicant to provide urban recreational opportunities, and to continue to develop a system of connected trails throughout Lorson Ranch for the benefit of the residents within the project area.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$236,440 and urban park fees in the amount of \$149,060. 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.

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

February 2, 2021

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 Hills at Lorson Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2110	Total Acreage:	123.17
		Total # of Dwelling Units:	514
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.43
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.

LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 514 Dwelling Units = 9.972
Total Regional Park Acres: 9.972

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

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 514 Dwelling Units = 1.93
 Community: 0.00625 Acres x 514 Dwelling Units = 3.21
Total Urban Park Acres: 5.14

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 514 Dwelling Units = \$236,440
Total Regional Park Fees: \$236,440

Urban Park Area: 4

Neighborhood: \$114 / Dwelling Unit x 514 Dwelling Units = \$58,596
 Community: \$176 / Dwelling Unit x 514 Dwelling Units = \$90,464
Total Urban Park Fees: \$149,060

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 The Hills at Lorson Ranch Filing No. 1 Final Plat: (1) required fees for regional park purposes total \$236,440 and urban park purposes total \$149,060. 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: