

COMMUNITY SERVICES DEPARTMENT

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

July 7, 2021

Kari Parsons
Project Manager
El Paso County Planning and Community Development

Subject: Hills at Lorson Ranch Filing No. 1 Review #2 (SF2110)

Hello Kari,

The Community Services Department has reviewed the Hills at Lorson Ranch Filing No. 1 Final Plat and has the following administrative comments of behalf of El Paso County Parks. This application was presented to the Park Advisory Board on February 10, 2021 and the following recommendation was endorsed:

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) Require fees in lieu of land dedication for regional park purposes in the amount of \$236,440 and urban park purposes 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 the forthcoming final plats.

In addition to these endorsed comments, staff would again like to note that the letter of intent includes language stating that three pocket parks within Tracts B, E, and H will be installed against required El Paso County urban park fees. 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.

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

July 7, 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) Require fees in lieu of land dedication for regional park purposes in the amount of \$236,440 and urban park purposes 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 the forthcoming final plats.

Park Advisory Board Recommendation:

PAB Endorsed 02/10/21