

COMMUNITY SERVICES DEPARTMENT

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

May 13, 2021

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

Subject: Ridge at Lorson Ranch PUDSP (PUDSP216)

Hello Kari,

The Community Services Department has reviewed Ridge at Lorson Ranch PUD Preliminary Plan and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on June 9, 2021 and its recommendation will be provided after the meeting.

The Ridge at Lorson Ranch located along the eastern border within the larger Lorson Ranch Development. The site consists of 206.47 acres and includes 994 single-family residential lots on 121.87 acres, open space tracts totaling 27.33 acres, and public rights-of-way totaling 57.27 acres. This site is currently zoned 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. Staff notes that there are discrepancies with acreages between the letter of intent and the PUDSP drawings and requests that they be corrected.

Open Space dedications total 27.335 acres, or 13.24% of the project site which meets the minimum 10% dedication for PUD zoning. This includes a tract along the powerline easement, eastern edge of the subdivision, and narrow tracts along Fontaine Blvd, Walleye Drive, and several internal tracts within the project area. Staff does note however, that as the last remaining areas of Lorson Ranch are developed, the applicant has not yet provided the correct allocation of open space dedications as outlined in the approved Lorson Ranch Minor Sketch Plan Amendment.

According to the Lorson Ranch Minor Sketch Plan Amendment the overall open space dedication at full build out is to total 212 acres (15%). At this time, the applicant has not demonstrated that this requirement has been met. Since the Ridge at Lorson Ranch is one of the few remaining areas within Lorson Ranch to be developed, Staff asks that the applicant provide a summary of open space



dedications to ensure that the appropriate open space dedications for Lorson Ranch are being provided.

The El Paso County Parks Master Plan shows no County regional trails within the Ridge at Lorson Ranch project area. The Jimmy Camp Creek Regional Trail is 1.70 miles west of the project area. The Fontaine Blvd Bicycle Route bisects the site and will be accommodated with the right-of-way for Fontaine Boulevard. Staff notes that a non-county trail is proposed along the adjoining overhead power line corridor which connects to the larger trail network within Lorson Ranch.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$457,240 and urban park fees in the amount of \$288,260 will be required upon 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 of the forthcoming final plat(s).

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

May 13, 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:	Ridge at Lorson Ranch - PUDSP	Application Type:	PUDSP
PCD Reference #:	PUDSP216	Total Acreage:	206.47
		Total # of Dwelling Units:	994
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	12.04
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 994 Dwelling Units = 19.284
Total Regional Park Acres: 19.284

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

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 994 Dwelling Units = 3.73
 Community: 0.00625 Acres x 994 Dwelling Units = 6.21
Total Urban Park Acres: 9.94

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 994 Dwelling Units = \$457,240
Total Regional Park Fees: \$457,240

Urban Park Area: 4

Neighborhood: \$114 / Dwelling Unit x 994 Dwelling Units = \$113,316
 Community: \$176 / Dwelling Unit x 994 Dwelling Units = \$174,944
Total Urban Park Fees: \$288,260

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 Ridge at Lorson Ranch: (1) Provide a summary of open space dedications for Lorson Ranch to ensure a minimum of 212 acres are being provided as required per the Lorson Ranch Minor Sketch Plan Amendment (2): Required fees in lieu of land dedications for regional park purposes in the amount of \$457,240 and urban park purposes in the amount of \$288,260 will be required upon 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 of the forthcoming final plat(s).

Park Advisory Board Recommendation: