

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

August 8, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name: Lorson Ranch East Filing No. 2 - Final Plat	Application Type:	Final Plat
DSD Reference #: SF-1819	CSD / Parks ID#:	0
Applicant / Owner:	Total Acreage:	53.866
Lorson LLC & Eagle Development	Total # of Dwelling Units:	196
212 North Wahsatch Ave., Suite 301	Gross Density:	3.64
Colorado Springs, CO 80903	Park Region:	4
Owner's Representative:	Urban Area:	4
Core Engineering Group		
15004 1st Avenue South		
Burnsville MN 55306		

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Urban Density: (1 unit / 2.5 acre or greater)

Regional Parks: 4		Urban Parks Area: 4
0.0194 Acres x 196 Dwelling Units = 3.80 acres		Neighborhood: 0.00375 Acres x 196 Dwelling Units = 0.74 acres
		Community: 0.00625 Acres x 196 Dwelling Units = 1.23 acres
		Total: 1.97 acres

FEE REQUIREMENTS

Regional Parks: 4		Urban Parks Area: 4
\$430.00 / Unit x 196 Dwelling Units = \$84,280.00		Neighborhood: \$107.00 / Unit x 196 Dwelling Units = \$20,972.00
		Community: \$165.00 / Unit x 196 Dwelling Units = \$32,340.00
		Total: \$53,312.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 2 Final Plat includes the following conditions; Require fees in lieu of land for regional park purposes in the amount of \$84,280 and urban fees in the amount of \$53,312. 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; Add open space tract between Lots 38 and 39 consistent with the previously approved PUD and Preliminary Plan; Show non-County trails within Tracts A, B,C, and D on the final plat drawings.

Park Advisory Board Recommendation: Endorsed August 8, 2018