



**EL PASO COUNTY**

**COLORADO**

**COMMISSIONERS:**  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

PEGGY LITTLETON  
LONGINOS GONZALEZ, JR.  
STAN VANDERWERF

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 12, 2018

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

**Subject: Lorson Ranch East Filing No. 2 Final Plat (SF-1819)**

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Lorson Ranch East Filing No. 2 Final Plat on behalf of El Paso County Parks. This project was previously presented to the Park Advisory Board as part of Lorson Ranch East PUD and Preliminary Plan. Staff provided additional administrative Review #2 comments for the PUD / Preliminary Plan in December, 2017. The Park Advisory Board will consider the Filing No. 2 Final Plat application on August 8, 2018 and its recommendation will be provided after the meeting.

Consistent with the approved Lorson Ranch East PUD and Preliminary Plan, the applicant is proposing to provide 18.08 acres, or 33.56% of the site, as open space. This exceeds the 10% minimum for PUD zoning, and includes two tracts (Tract A, Tract B) along the Jimmy Camp Creek East Tributary. Staff notes that these two tracts were previously included within Pioneer Landing at Lorson Ranch Filing No. 2, however the configuration of the tracts and lots are consistent with the previously approved PUD and Preliminary Plan.

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route adjacent to the Filing No. 2 project area along Fontaine Boulevard. This bicycle route will be accommodated within County right-of-way and installed as part of future road improvements. There are no County regional trails within Filing No. 2; however non-County trails were shown on the approved PUD and Preliminary Plan drawings which Filing No. 2 is contained within.

The Filing No. 2 final plat drawings are missing previously included non-County trails shown on the approved PUD and Preliminary Plan drawings. This includes trails along the Jimmy Camp Creek East Tributary within Tracts A, B, C, and D. Please show the non-County trails on the final plat drawings.

The Filing No. 2 final plat drawings are missing an open space tract between lots 38 and 39 shown on the approved PUD and Preliminary Plan drawings. This tract provides a crucial trail connection to the non-County trail system within Tract C. Please show the tract and trail on the final plat drawings.

200 S. CASCADE AVENUE, SUITE 100  
OFFICE: (719) 520-7276  
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397

Parks staff recommends fees in lieu of land for regional purposes in the amount of \$84,820 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.

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

Sincerely,

Jason Meyer  
Project Manager II  
Planning Division  
Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)

# Development Application Permit Review



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

July 12, 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: <b>Lorson Ranch East Filing No. 2 - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #: <b>SF-1819</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Total Acreage:	<b>53.866</b>
<b>Lorson LLC &amp; Eagle Development</b>	Total # of Dwelling Units:	<b>196</b>
<b>212 North Wahsatch Ave., Suite 301</b>	Gross Density:	<b>3.64</b>
<b>Colorado Springs, CO 80903</b>	Park Region:	<b>4</b>
Owner's Representative:	Urban Area:	<b>4</b>
<b>Core Engineering Group</b>		
<b>15004 1st Avenue South</b>		
<b>Burnsville MN 55306</b>		

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.
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**LAND REQUIREMENTS**

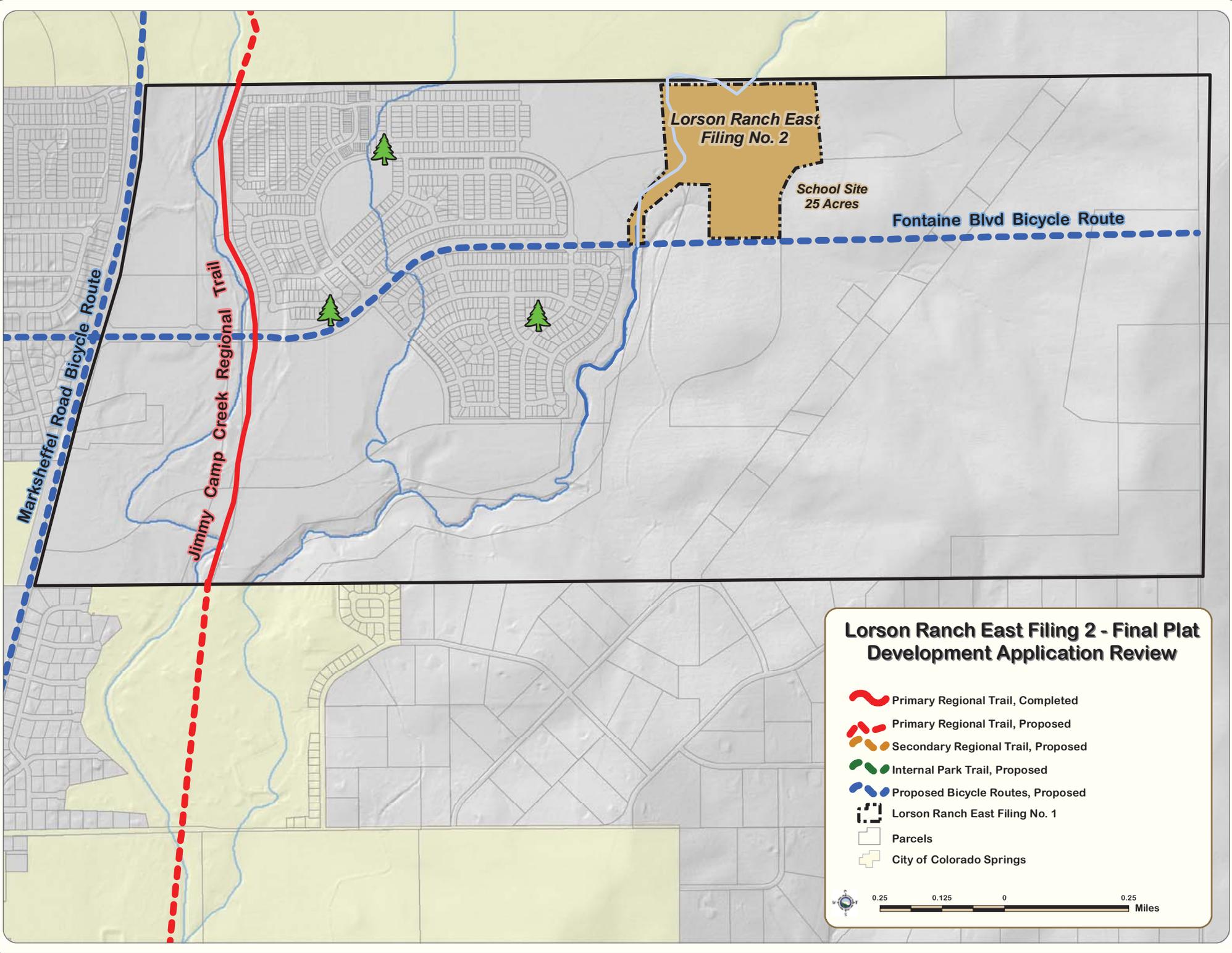
Regional Parks: <b>4</b>	Urban Density: <input checked="" type="checkbox"/> (1 unit / 2.5 acre or greater)
<b>0.0194 Acres x 196 Dwelling Units = 3.80 acres</b>	Urban Parks Area: <b>4</b>
	Neighborhood: <b>0.00375 Acres x 196 Dwelling Units = 0.74 acres</b>
	Community: <b>0.00625 Acres x 196 Dwelling Units = 1.23 acres</b>
	Total: <b>1.97 acres</b>

**FEE REQUIREMENTS**

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

**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:	



Lorson Ranch East  
Filing No. 2

School Site  
25 Acres

Fontaine Blvd Bicycle Route

Marksheffel Road Bicycle Route

Jimmy Camp Creek Regional Trail

### Lorson Ranch East Filing 2 - Final Plat Development Application Review

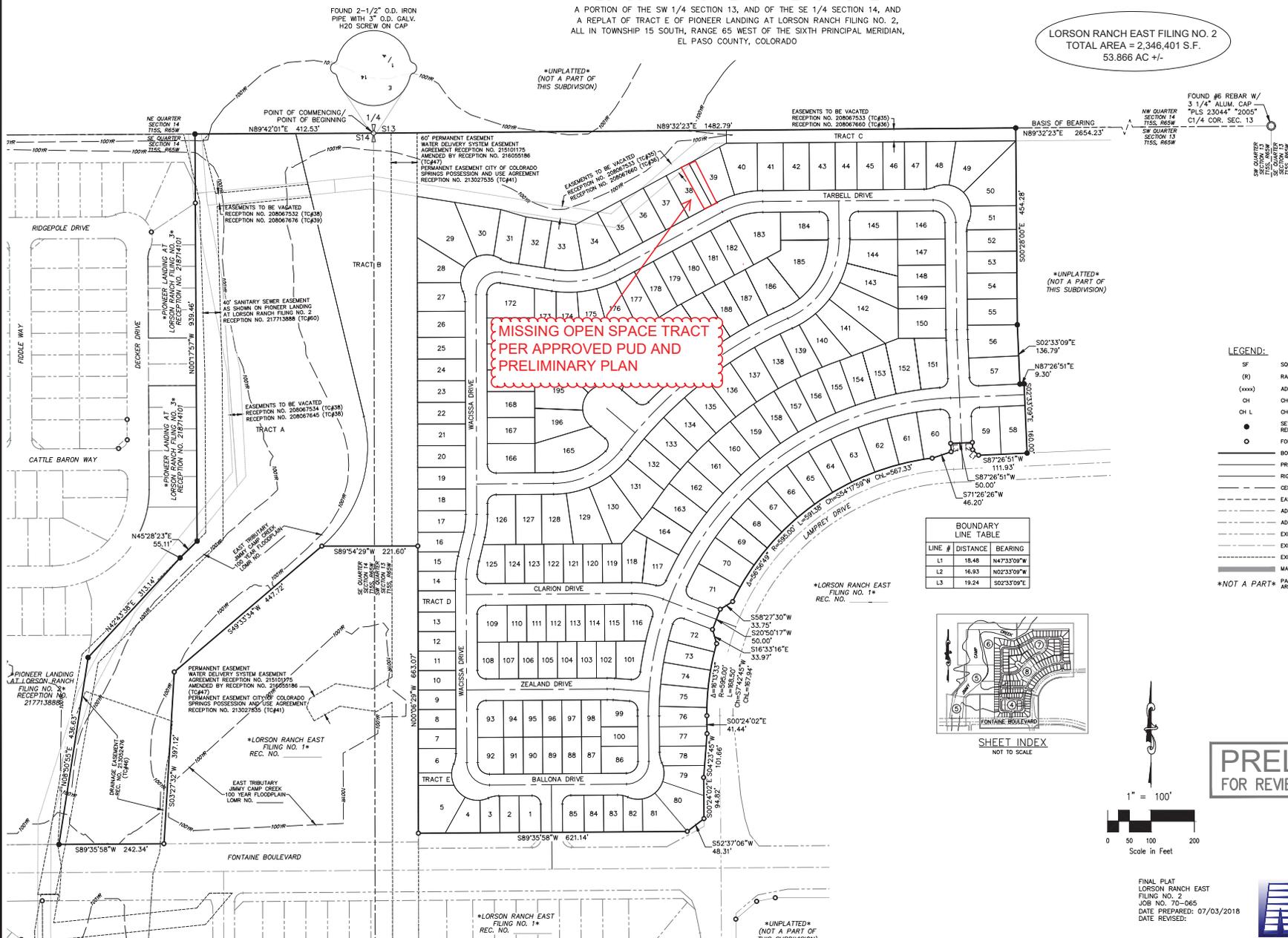
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Lorson Ranch East Filing No. 1
- Parcels
- City of Colorado Springs



LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

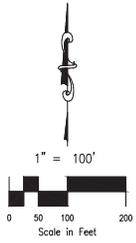
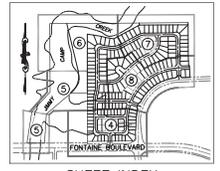
LORSON RANCH EAST FILING NO. 2  
TOTAL AREA = 2,346,401 S.F.  
53.866 AC +/-



- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
  - ADDRESS
  - CH CHORD
  - CH L CHORD LENGTH
  - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&C CIVIL PLS 20966"
  - FOUND MONUMENT AS NOTED
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - - - EASEMENT LINE
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - MATCHLINE
  - \* NOT A PART \* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

**BOUNDARY LINE TABLE**

LINE #	DISTANCE	BEARING
L1	18.48	N47°33'09"W
L2	16.93	N02°33'09"W
L3	19.24	S02°33'09"E



**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 2  
JOB NO. 70-065  
DATE PREPARED: 07/03/2018  
DATE REVISED:



20 BOULDER CREEK, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

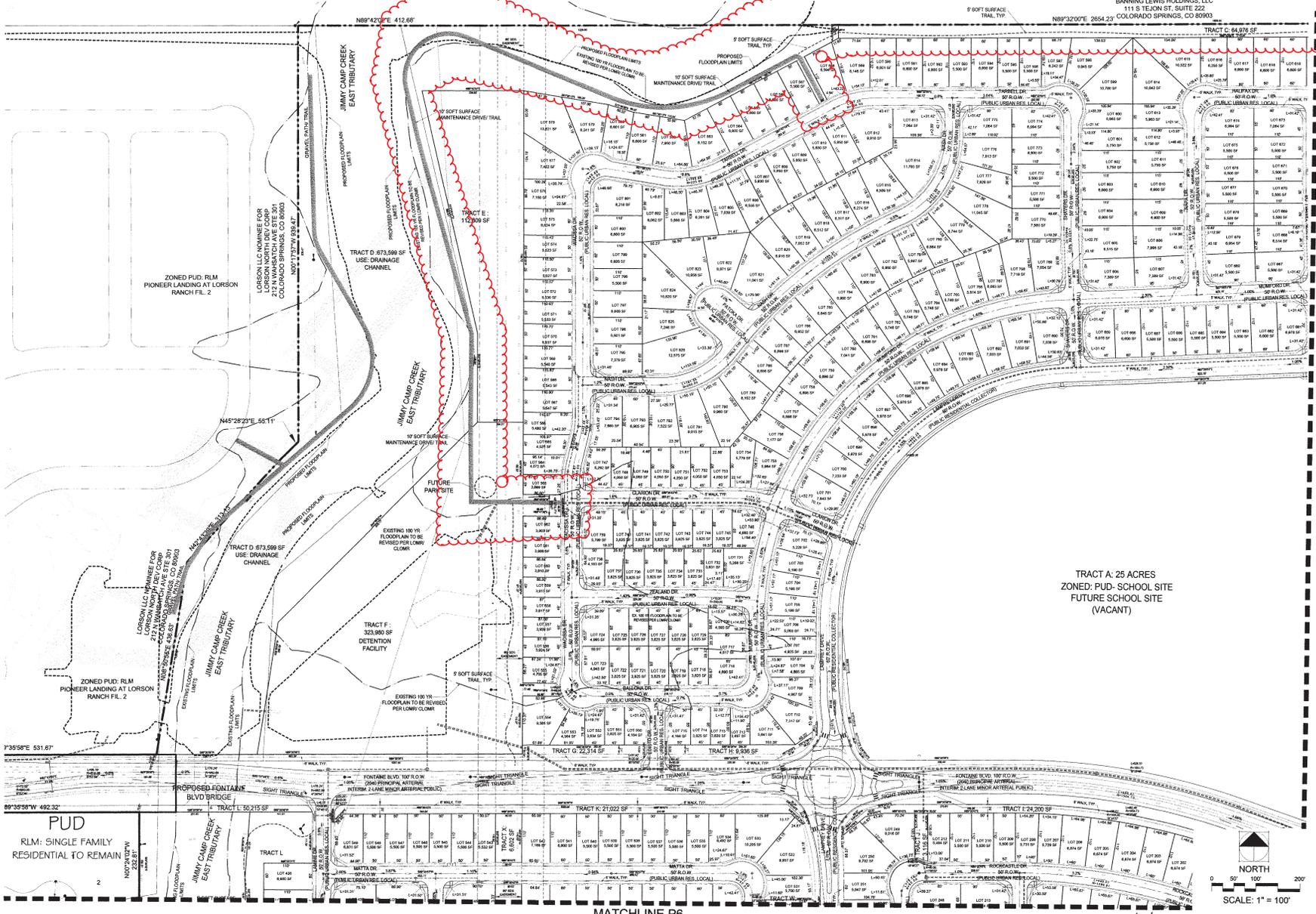
File: C:\10665-Lorson Ranch East Filing No. 2\Map\Survey\150-065 Final Plat.dwg Plotdate: 7/3/2018 4:24 PM

# LORSON RANCH

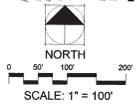
## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 14 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24, T11N, R65W, S40R, COLORADO SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

City of Colorado Springs, Zone M200, DISTRICT 10-AO & S5  
 Existing Land Use: Value Agriculture  
 BANNING LEWIS HOLDINGS, LLC  
 1115 S. TILSON ST., SUITE 222  
 COLORADO SPRINGS, CO 80903



TRACT A: 25 ACRES  
 ZONED: PUD - SCHOOL SITE  
 FUTURE SCHOOL SITE  
 (VACANT)



MATCHLINE P4

MATCHLINE P6

218018251 02/15/18

PCD FILE NO.: PUDSP-16-003

**THOMAS THOMAS**  
 Licensed Professional Engineer  
 License No. 100000000  
 Colorado Springs, Colorado  
 (719) 595-0000

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV 1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV 2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV 3				
4	RESPONSE TO EPC COMMENTS REV 4	12/18/17			
5					
6					

DESIGNED	DATE
JRA	10/10/16
DRAWN	10/10/16
CHECKED	10/10/16
PROJECT NUMBER	281813
SCALE	AS NOTED

Lorson Ranch East  
 El Paso County, Colorado  
 PUD & PRELIMINARY PLAN

**P5** 5 of 9