

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 21, 2019

Kari Parsons  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Carriage Meadows South at Lorson Ranch Filing No. 2  
PUD Development Plan / Preliminary Plan (PUDSP-195)**

Hello Kari,

The Community Services Department has reviewed the development application for Carriage Meadows South at Lorson Ranch Filing No. 2 PUD Development Plan/ Preliminary Plan on behalf of El Paso County Parks. The Park Advisory Board will consider the PUD Development / Preliminary Plan application on June 12, 2019 and its recommendation will be provided after the meeting.

Carriage Meadows South Filing No. 2 is zoned RMH (Residential Medium / High) permitting 10-13 dwelling units / acre. The site is located southeast of the intersection of Marksheffel Road and Fontaine Boulevard. The PUDSP totals 5.32 acres and includes 50 single-family attached dwelling units on 1.73 acres, open space totaling 2.33 acres, and rights-of-way totaling 1.26 acres. The open space dedication exceeds the 10% minimum for PUD zoning by providing 44% of the site as dedicated open space. Both the proposed open space dedication and density are in agreement with the previously approved Lorson Ranch Minor Sketch Plan Amendment (4/21/2016).

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route north of the Carriage Meadows South 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. The previously approved PUD and Preliminary Plan drawings do not show any County regional rails or non-County trails within the Carriage Meadows South Filing No 2 project area. Detached sidewalks provide pedestrian connections within the project area.



**Carriage Meadows South at Lorson Ranch Filing No. 2 PUDSP Recommended Motion:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Filing No. 2 PUDSP include the following condition: Require fees in lieu of land for regional purposes in the amount of \$22,800 and urban fees in the amount of \$14,400. 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  
Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)

# Development Application Permit Review



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

May 21, 2019

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.

<b>Name:</b>	Carriage Meadows South at Lorson Ranch Filing No. 2	<b>Application Type:</b>	PUDSP
<b>PCD Reference #:</b>	PUDSP-195	<b>Total Acreage:</b>	5.32
		<b>Total # of Dwelling Units:</b>	50
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	23.49
Lorson, LLC	Thomas and Thomas	<b>Regional Park Area:</b>	4
Jeff Mark	Jim Houk	<b>Urban Park Area:</b>	4
212 N. Wahsatch Avenue, Suite 301	702 North Tejon Street	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	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 50 Dwelling Units = 0.970

**Total Regional Park Acres: 0.970**

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

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 50 Dwelling Units = 0.19

Community: 0.00625 Acres x 50 Dwelling Units = 0.31

**Total Urban Park Acres: 0.50**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$456 / Dwelling Unit x 50 Dwelling Units = \$22,800

**Total Regional Park Fees: \$22,800**

**Urban Park Area: 4**

Neighborhood: \$113 / Unit Acres x 50 Dwelling Units = \$5,650

Community: \$175 / Unit Acres x 50 Dwelling Units = \$8,750

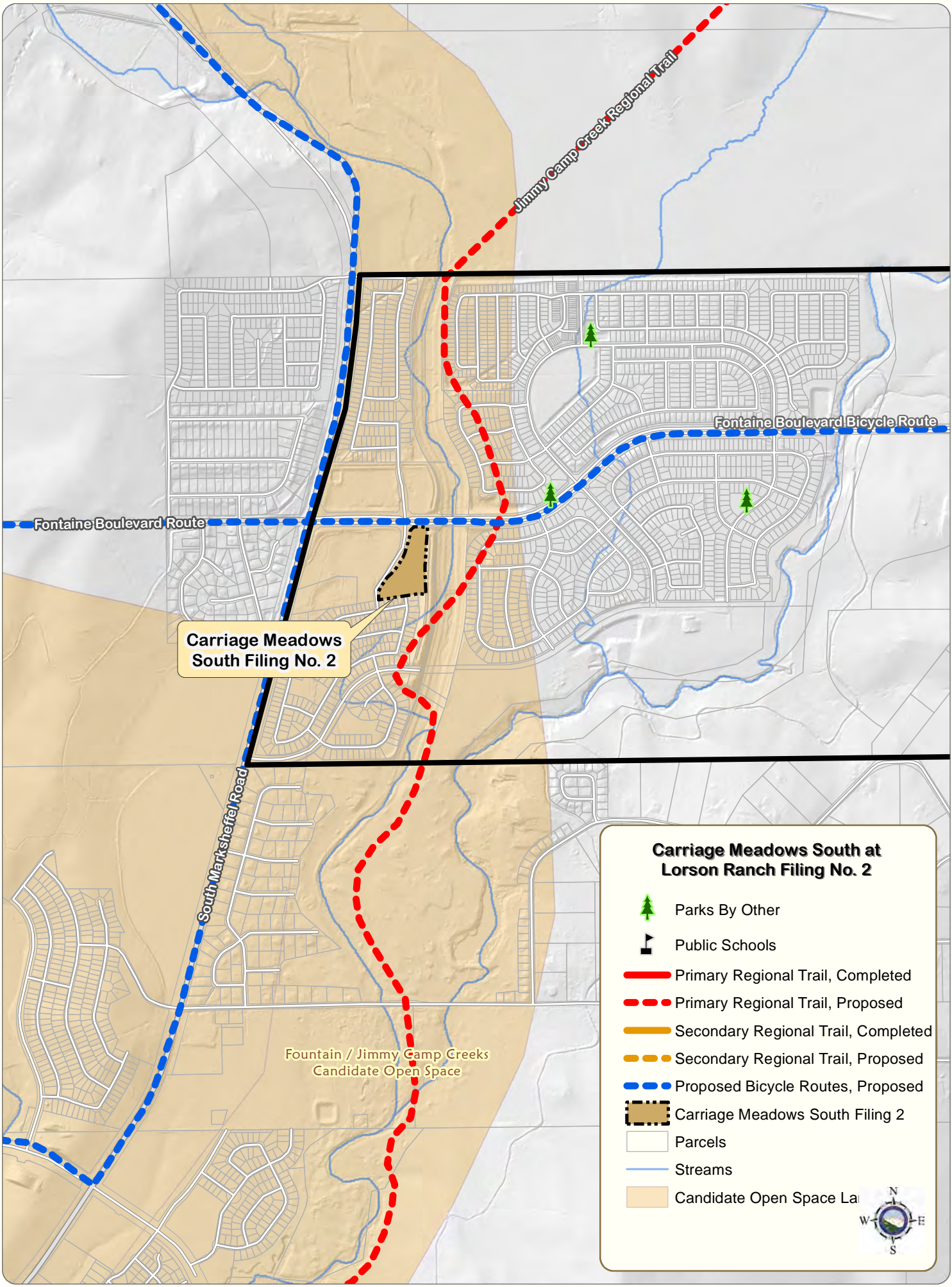
**Total Urban Park Fees: \$14,400**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Filing No. 2 PUDSP include the following condition: Require fees in lieu of land for regional purposes in the amount of \$22,800 and urban fees in the amount of \$14,400. 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.












Park Advisory Board Recommendation:


Endorsed --/--/2019



**Carriage Meadows South Filing No. 2**

### Carriage Meadows South at Lorson Ranch Filing No. 2

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Carriage Meadows South Filing 2
-  Parcels
-  Streams
-  Candidate Open Space Land



Fountain / Jimmy Camp Creeks  
Candidate Open Space

Fontaine Boulevard Route

Fontaine Boulevard Bicycle Route

Jimmy Camp Creek Regional Trail

South Marksheffel Road