

**COMMUNITY SERVICES DEPARTMENT**

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

June 26, 2020

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

**Subject: The Hills at Lorson Ranch PUDSP (PUDSP-203)**

Hello Kari,

The Planning Division of the Community Services Department has reviewed the development application for The Hills at Lorson Ranch PUD / Preliminary Plan and has the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on July 8, 2020 and its recommendation will be provided afterwards.

The site is in the center of the larger Lorson Ranch Development along Fontaine Blvd. The site consists of 123 acres and includes 514 single-family detached residential lots on 54.1 acres, open space tracts totaling 14.3 acres, and public right-of-way totaling 30.9 acres. The site also includes the overhead power line easement totaling 23.9 acres and is located east of the previously dedicated school site.

The 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. The applicant is proposing to rezone to PUD zoning, and is providing an overall density of 4.16 DU/Acre which agrees with the previously approved sketch plan amendment.

Open Space dedication totals 14.3 acres, or 11% of the project site which meets the minimum 10% dedication for PUD zoning. This includes the overhead power line corridor, large tracts along Fontaine Blvd, and along bordering residential streets.

The El Paso County Parks Master Plan identifies the Fontaine Blvd Bicycle Route within the project site. The PUDSP plans currently show the continuation of a 6-foot shoulder along Fontaine Blvd which will accommodate the route within public right-of-way. No County regional trails are within the project site, however consistent with previously approved applications, the applicant is showing non-County trails within the overhead power line easement. El Paso County Parks appreciated the continuation of this



internal trail system and connections to the residential areas within the project site. Staff encourages the applicant to provide urban recreational opportunities, and to continue to develop a system of connected trails throughout Lorson Ranch for the benefit of the residents within the project area.

The letter of intent includes language stating that the PUDSP plans identify multiple locations ideal for pocket park type amenities. However, staff notes that these locations are not shown or labeled on the PUD plans. Consistent with Land Development Code standards, please show the location of the proposed pocket parks on the PUDSP plans and forthcoming final plat drawings.

El Paso County Park fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming final plats, and will be required at time of the recording of the forthcoming final plats. 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 plats.

**Recommended Motion:**

*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 Planned Unit Development / Preliminary Plan: (1) required fees for regional park purposes total \$240,038 and urban park purposes total \$151,630. However, these fees will be calculated upon review of forthcoming final plats. 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.*

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

Sincerely,

Jason Meyer  
Planning Supervisor  
Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)