

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Hills at Lorson Ranch PUDSP

Agenda Date: July 8, 2020

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of The Hills at Lorson Ranch PUDSP. The site is located in the center of the larger Lorson Ranch development along Fontaine Blvd, includes the overhead power line easement area, and is directly adjacent to the 25- acre school site.

The site consists of 123.2 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 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 PUDSP 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.

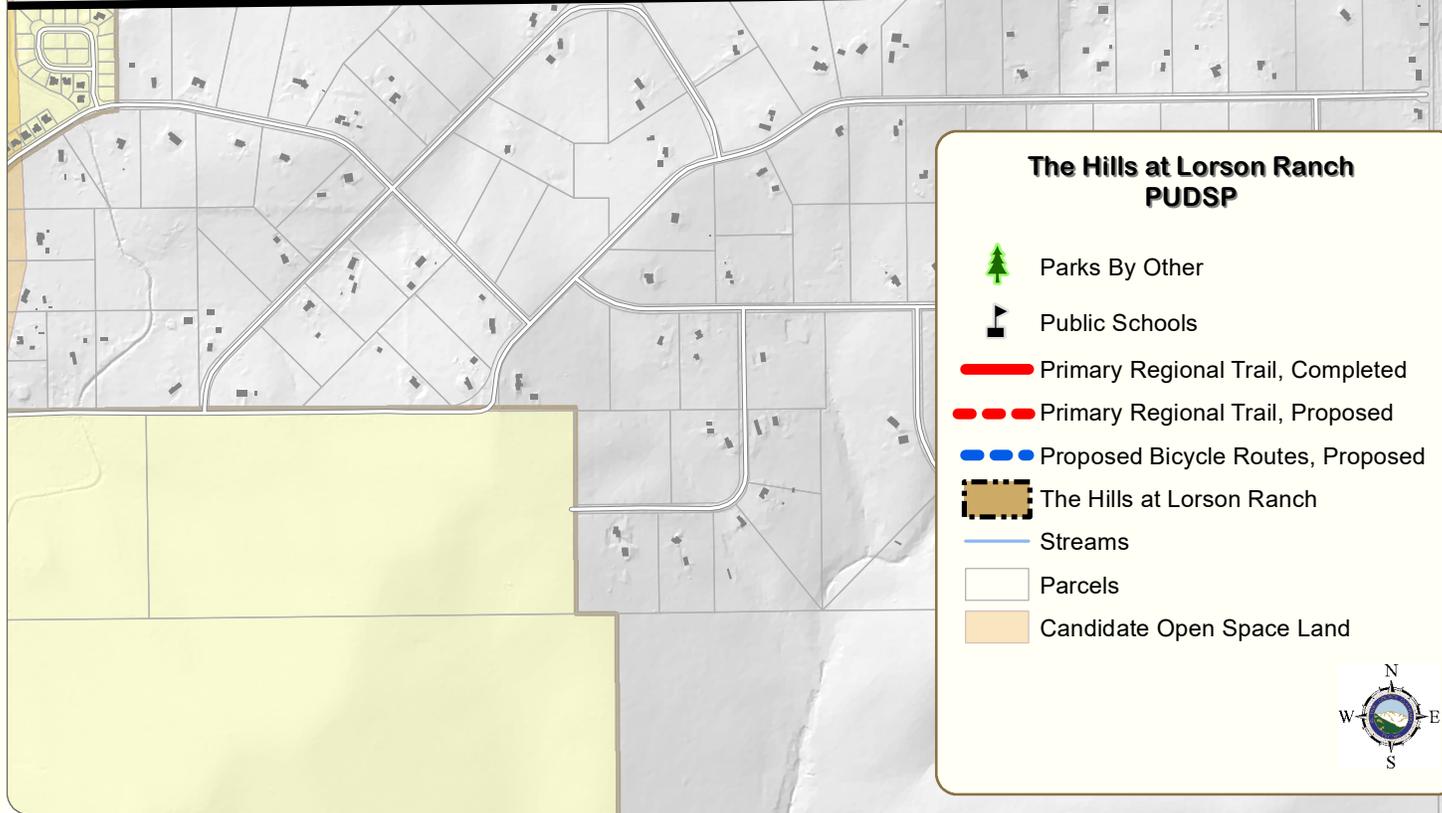
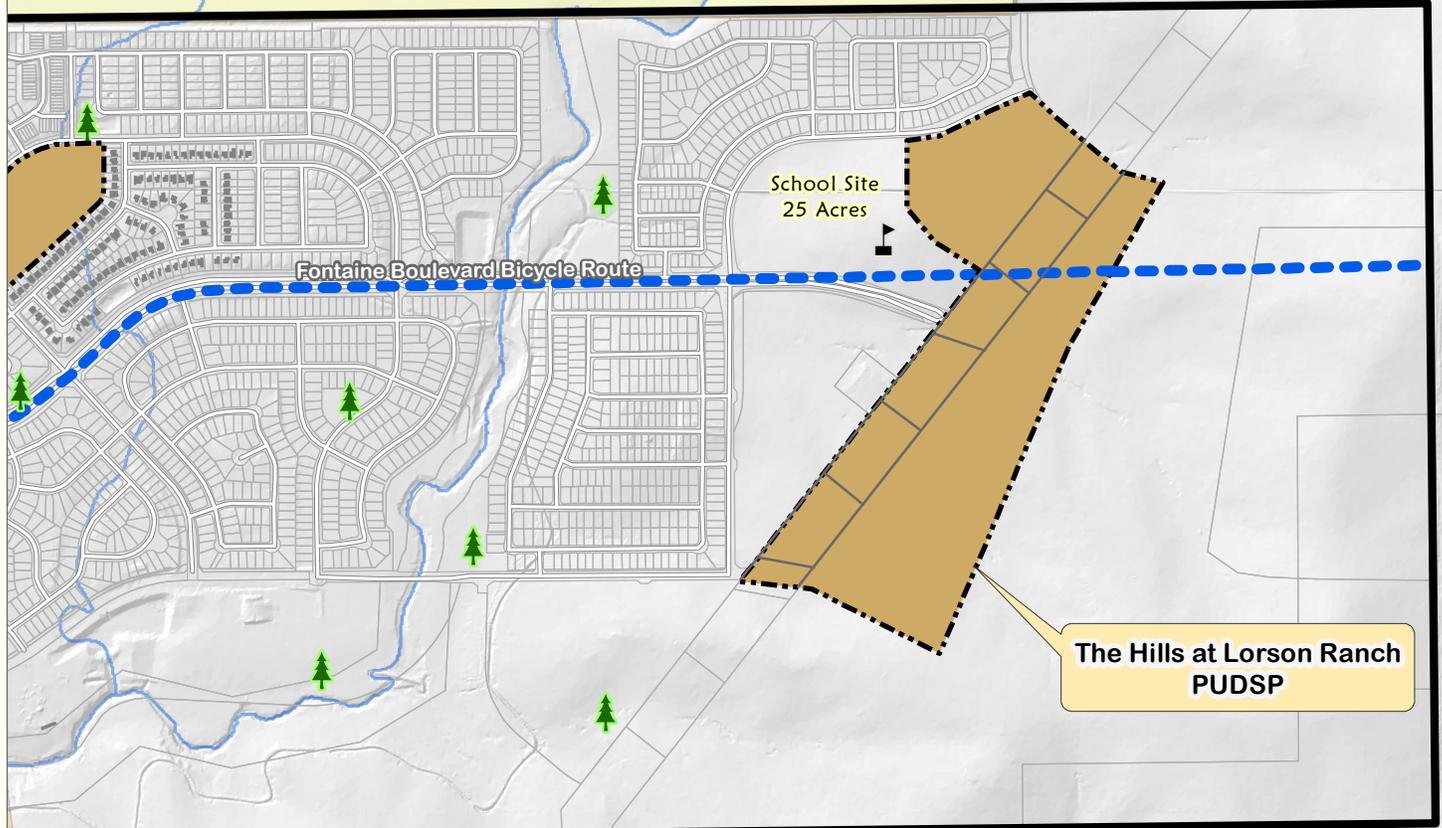
El Paso County Park fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming final plats, and will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees 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.

Jimmy Camp Creek Regional

COLORADO SPRINGS



The Hills at Lorson Ranch PUDSP

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  The Hills at Lorson Ranch
-  Streams
-  Parcels
-  Candidate Open Space Land



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

June 26, 2020

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:	The Hills at Lorson Ranch PUDSP	Application Type:	PUDSP
PCD Reference #:	PUDSP-203	Total Acreage:	123.20
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	514
Lorson, LLC	Matrix Design Group	Dwelling Units Per 2.5 Acres:	10.43
212 N. Wahsatch Ave	2435 Research Parkway	Regional Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Urban Park Area:	4
		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	Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 4 0.0194 Acres x 514 Dwelling Units = 9.972 Total Regional Park Acres: 9.972	Urban Park Area: 4 Neighborhood: 0.00375 Acres x 514 Dwelling Units = 1.93 Community: 0.00625 Acres x 514 Dwelling Units = 3.21 Total Urban Park Acres: 5.14
FEE REQUIREMENTS	
Regional Park Area: 4 \$467 / Dwelling Unit x 514 Dwelling Units = \$240,038 Total Regional Park Fees: \$240,038	Urban Park Area: 4 Neighborhood: \$116 / Dwelling Unit x 514 Dwelling Units = \$59,624 Community: \$179 / Dwelling Unit x 514 Dwelling Units = \$92,006 Total Urban Park Fees: \$151,630

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 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.

Park Advisory Board Recommendation: PAB Endorsed 07/08/2020