

COMMUNITY SERVICES DEPARTMENT

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

October 01, 2020

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

Subject: Creekside South at Lorson Ranch Filing No. 1 Final Plat (SF2017)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Creekside South at Lorson Ranch Filing No. 1 Final Plat and has the following final administrative comments on behalf of El Paso County Parks. This application was presented to the El Paso County Park Advisory Board on August 12, 2020 and endorsed the following comments:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Creekside South at Lorson Ranch Filing No. 1 Final Plat: (1) recommend the applicant include a non-County internal trail along the southern site boundary; (2) fees in lieu of land dedication for regional park purposes in the amount of \$93,400 and urban park purposes in the amount of \$59,000. 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 Filing No. 1 Final Plat.”

The County Parks Master Plan shows no County regional trails or bicycle routes within the Creekside South PUD area. However, the applicant has expressed a desire to develop a system of internal trails and has consistently shown this on previously approved sketch plans, PUD’s and Preliminary Plans. Because of this, staff encourages the applicant to develop a trail along the southern site boundary to connect the subdivision with the larger Lorson Ranch development.

The letter of intent includes language stating that a pocket park is to be located within Tract G (1.37 acres), and additional trails within Tract F (5.62 acres). Both tracts are connected to public sidewalks thus making connections to the surrounding residential lots.



Staff has no additional comments for this Final Plat application. The Park Advisory Board endorsed comments from August, 2020 remain unchanged. Please let me know if you have any questions or concerns.

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@elpasoco.com