

# Development Application Permit Review



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

February 12, 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.

<b>Name:</b>	Ponderosa Filing No. 3 at Lorson Ranch	<b>Application Type:</b>	PUDSP
<b>PCD Reference #:</b>	PUDSP-1910	<b>Total Acreage:</b>	10.38
		<b>Total # of Dwelling Units:</b>	90
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	21.68
Love in Action	Thomas and Thomas	<b>Regional Park Area:</b>	4
212 N. Wahsatch Ave	702 n. Tejon Street	<b>Urban Park Area:</b>	4
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	PUD
		<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 90 Dwelling Units = 1.746  
**Total Regional Park Acres: 1.746**

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

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 90 Dwelling Units = 0.34  
 Community: 0.00625 Acres x 90 Dwelling Units = 0.56  
**Total Urban Park Acres: 0.90**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$456 / Dwelling Unit x 90 Dwelling Units = \$41,040  
**Total Regional Park Fees: \$41,040**

**Urban Park Area: 4**

Neighborhood: \$113 / Dwelling Unit x 90 Dwelling Units = \$10,170  
 Community: \$175 / Dwelling Unit x 90 Dwelling Units = \$15,750  
**Total Urban Park Fees: \$25,920**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

**Recommend to the Planning Commission and Board of County Commissioners that approval of Ponderosa Filing No. 3 at Lorson Ranch include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$41,040, and urban park fees in the amount of \$25,920. 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 2/12/2019**