

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.

Name: Ponderosa Filing No. 3 at Lorson Ranch

Application Type: PUDSP

PCD Reference #: PUDSP-1910

Total Acreage: 10.38

Total # of Dwelling Units: 90

Applicant / Owner:

Owner's Representative:

Dwelling Units Per 2.5 Acres: 21.68

Love in Action

Thomas and Thomas

Regional Park Area: 4

212 N. Wahsatch Ave

702 n. Tejon Street

Urban Park Area: 4

Colorado Springs, CO 80903

Colorado Springs, CO 80903

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

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