

COMMUNITY SERVICES DEPARTMENT

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

March 9, 2020

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

**Subject: Ponderosa Filing No. 3 at Lorson Ranch
(PUDSP-1910 Combined PUD/Preliminary Plan)**

Hello Kari,

The Community Services Department has reviewed the development application for Ponderosa Filing No. 3 at Lorson Ranch, Review #2, and has no additional comments on behalf of El Paso County Parks. The refinement of land uses and tract table do not affect the previously provided comments. This application and the following comments and recommendations were presented to and endorsed by the El Paso County Park Advisory Board on February 12, 2020:

“Request by Love in Action for approval of Ponderosa Filing No. 3 at Lorson Ranch. The development is zoned PUD and is located northeast of Jimmy Camp Creek and Fontaine Blvd within Lorson Ranch. Ponderosa Filing No. 3 totals 10.38 acres and includes 90 attached townhomes configured in 3- or 4- unit buildings on 3.45 acres, landscape and streets on 5.36 acres, and 1.57 acres of open space. The property is currently zoned PUD and is surrounded by single family homes and townhomes.

This 10.38-acre parcel was previously identified as a potential school site in the original sketch plan for Lorson Ranch, however Widefield School District 3 elected to move the school site approximately 1 mile to the east within Pioneer Landing at Lorson Ranch filing No. 1. This change has been documented in previous minor sketch plan amendment and PUD development applications.

The proposed open space dedication total 1.57 acres (15.1%) which meets the minimum open space dedication for PUD zoning. The open space areas are configured into common public areas surrounding the townhomes that feature walkways, benches and landscaping. There is also an



open space tract along the eastern and southern site boundary which acts as a buffer between the townhomes and adjacent single-family homes.

The County Parks Master Plan shows no parks, trails / bicycle routes, or open space in the proposed project area. The Fontaine Blvd Bicycle Route is located 0.10 miles to the south of the project and is accommodated with County right-of-way. The Jimmy Camp Creek Primary Regional Trail is located 0.22 miles to the west of the project and is accessible via non-County trails within the Lorson Ranch development. Staff appreciates that the applicant has included internal walkways to connect the townhomes to the existing sidewalk and trail network within Lorson Ranch.

As no park land or trail dedication is necessary, staff recommends fees in lieu of land for regional park and urban park purposes as shown below. Additionally, since this application was submitted in 2019, regional park fees and urban park fee rates established for 2019 will apply.

Recommended Motion:

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 for regional purposes in the amount of \$41,040 and urban 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.”

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

Sincerely,

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

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

COLORADO SPRINGS

Jimmy Camp Creek Regional Trail






Ponderosa Filing No. 3 at Lorson Ranch

School Site 25 Acres

Fontaine Boulevard Bicycle Route

Fountain / Jimmy Camp Creeks Candidate Open Space

Ponderosa Filing No. 3 at Lorson Ranch

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Ponderosa at Lorson Ranch Filing 3
-  Streams
-  Parcels
-  School Site
-  Candidate Open Space Land

0.5 0.25 0 Mile

