

**COMMUNITY SERVICES DEPARTMENT**

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

July 16, 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 Final Plat**

Hello Kari,

The Community Services Department has reviewed the development application for Ponderosa Filing No. 3 at Lorson Ranch Final Plat and has the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on August 12 and its recommendation will be provided after the meeting.

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 3.46 acres, landscape and streets on 5.36 acres, and 1.56 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 1.56 acres (15%) 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:**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners in the following condition when considering and/or approving the Ponderosa Filing No. 3 at Lorson Ranch Final Plat: 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  
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