

# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

June 14, 2017

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name: <b>Carriage Meadows South at Lorson Ranch - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #: <b>PUDSP-16-002</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage: <b>106.64</b>
<b>Lorson LLC</b>	<b>Thomas and Thomas</b>	Total # of Dwelling Units <b>234</b>
<b>212 North Wahsatch Ave., Suite 301</b>	<b>702 N Tejon Street</b>	Gross Density: <b>2.19</b>
<b>Colorado Springs, CO 80903</b>	<b>Colorado Springs, CO 80903</b>	Park Region: <b>4</b>
		Urban Area: <b>4</b>

Existing Zoning Code: **PUD**                      Proposed Zoning: **PUD**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

**LAND REQUIREMENTS**

Urban Density:  (1 unit / 2.5 acre or greater)

Regional Parks: <b>4</b>		Urban Parks Area: <b>4</b>
<b>0.0194 Acres x 235 Dwelling Units = 4.56 acres</b>		Neighborhood: <b>0.00375 Acres x 235 Dwelling Units = 0.88 acres</b>
		Community: <b>0.00625 Acres x 235 Dwelling Units = 1.47 acres</b>
		Total: <b>2.35 acres</b>

**FEE REQUIREMENTS**

Regional Parks: <b>4</b>		Urban Parks Area: <b>4</b>
<b>\$407.00 / Unit x 235 Dwelling Units = \$95,645.00</b>		Neighborhood: <b>\$101.00 / Unit x 235 Dwelling Units = \$23,735.00</b>
		Community: <b>\$156.00 / Unit x 235 Dwelling Units = \$36,660.00</b>
		Total: <b>\$60,395.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Final Plat include the following conditions: (1)A 25-foot wide public trail easement shall be dedicated and shown on the final plat for a Regional Trail along the eastern edge of Jimmy Camp Creek; (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban fees in the amount of \$60,395.
Park Advisory Board Recommendation:	