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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 25, 2017

Kari Parsons
Project Manager / Planner II
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Carriage Meadows South at Lorson Ranch Final Plat (PUDSP-16-002)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for Carriage Meadows South at Lorson Ranch Final Plat and has the following comments of behalf of El Paso County Parks. The original Carriage Meadows South at Lorson Ranch PUD Development Plan and Preliminary Plan was previously considered by the Park Advisory Board on August 10, 2016 and endorsed the following recommendation:

“Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch PUD / Preliminary Plan include the following conditions: Require fees in lieu of land dedication for regional park purposes in the amount of \$78,624 and urban fees in the amount of \$49,608. 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.”

These comments are consistent with previously Park Advisory Board-endorsed comments and will be presented to the Park Advisory Board on June on 14, 2017.

Carriage Meadows South at Lorson Ranch is zoned PUD and is located southeast of the intersection of Marksheffel Road and Fontaine Boulevard. The Final Plat totals 106.64 acres and includes 235 single-family residential lots on 34.84 acres, future commercial/utility tracts totaling 21.61 acres, and right-of-way totaling 16.17 acres. Consistent with the El Paso County standards for PUD zoning, the applicant is proposing a dedication of open space that would exceed the 10% minimum requirement by providing 34.02 acres, or 32% of the site, as open space.

The El Paso County Parks Master Plan shows the Jimmy Camp Creek Primary Regional Trail running along the eastern edge of Jimmy Camp Creek within the project area. The previously approved PUD/Preliminary Plan drawings show the regional trail but it is not shown on the Final Plat drawings. Therefore, Park staff recommends

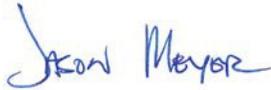


that Final Plat drawings show the regional trail along the eastern edge of Jimmy Camp Creek, and dedication of the 25-foot wide regional trail easement within Tract E and F to the County for regional trail purposes.

Recommended Motion (Final Plat):

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 provided 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.

Sincerely,

A handwritten signature in blue ink that reads "Jason Meyer". The signature is fluid and cursive, with the first name "Jason" and last name "Meyer" clearly legible.

Jason Meyer
Project Manager
Planning Division
Community Services Department
jasonmeyer@elpasoco.com

Cc: dsdcomments@elpasoco.com
Elaine Kleckner

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.

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

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

REGIONAL AND URBAN PARK REQUIREMENTS

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| 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. |
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LAND REQUIREMENTS

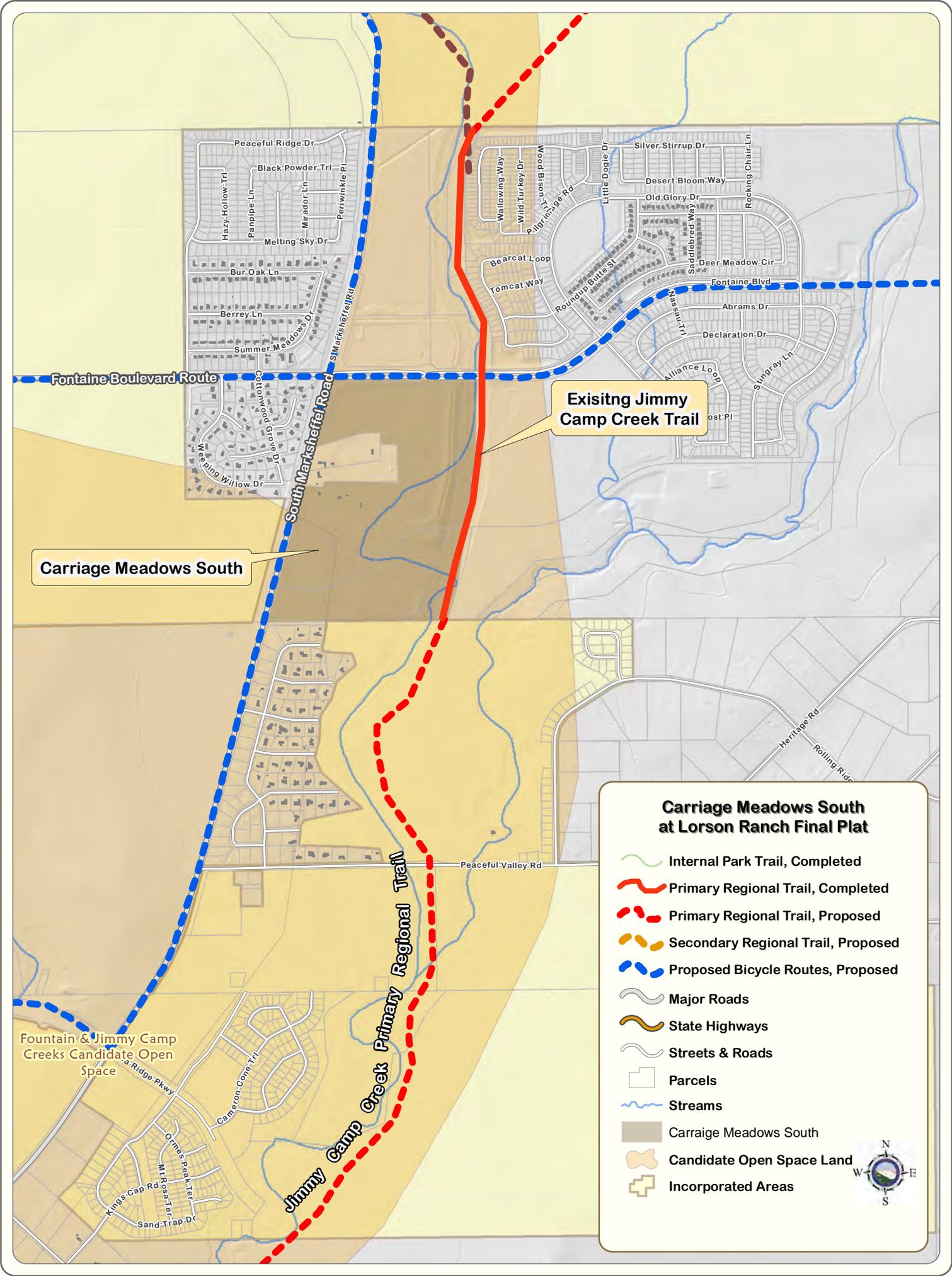
| | | |
|---|--|---|
| Regional Parks: 4 | | Urban Density: <input checked="" type="checkbox"/> (1 unit / 2.5 acre or greater) |
| 0.0194 Acres x 235 Dwelling Units = 4.56 acres | Urban Parks Area: 4 | |
| | Neighborhood: 0.00375 Acres x 235 Dwelling Units = 0.88 acres | |
| | Community: 0.00625 Acres x 235 Dwelling Units = 1.47 acres | |
| | Total: 2.35 acres | |

FEE REQUIREMENTS

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

ADDITIONAL RECOMMENDATIONS

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|-------------------------------------|---|
| 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 provided 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: | |



Carriage Meadows South

Existing Jimmy Camp Creek Trail

Carriage Meadows South at Lorson Ranch Final Plat

- Internal Park Trail, Completed
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- Streams
- Carriage Meadows South
- Candidate Open Space Land
- Incorporated Areas

