

LETTER OF INTENT

- **SUBDIVISION NAME:** Lorson Ranch East Filing No. 1 Final Plat is situated to the east of Marksheffel Road, north/South of Fontaine Boulevard, and east of the East Tributary of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 126.25 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 303 lots, one school site previously dedicated to Widefield School District 3, detention pond tracts, and several tracts for buffer/open space purposes. The detention pond and buffer/open space tracts will be owned/maintained by the Lorson Ranch Metro District. The previously platted school site parcel is included in this plat and is modified slightly to fit the site requirements of the school and for ROW requirements at the proposed roundabout. Ownership of the school tract will remain as Widefield School District 3. El Paso County Project Number SF-18-0xxx has been assigned to this project.

Acreage does not match corrected legal

SF-18-8

- **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC & Eagle Development Corp; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Owner = Widefield School District No. 3; 1820 Main Street; Colorado Springs, CO 80911 (attn: Dennis Neal, 719-391-3530)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).

- **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 1 Final Plat is based on the previously submitted and approved Lorson Ranch East PUD/ Preliminary Plan PUDSP-16-003. The entire Lorson Ranch East development site is 274.59 acres located within the eastern portion of Lorson Ranch, east of the Jimmy Camp Creek East Tributary. Lorson Ranch East will be a continuation of the Lorson Ranch development and will open the eastern portions of Lorson Ranch to development as new roadways will be designed and constructed bridging East & West. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place. The proposed LR East Filing 1 Plat includes 303 single family detached lots on approximately 72.5 acres for a density of 4.18 DU/ Acre. The school site and adjacent streets (Fontaine Blvd, Lorson Blvd, Lamprey Dr) were not included in the density calculations. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan. The site layout for Lorson Ranch East includes three lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Both Fontaine Blvd. and Lorson Blvd. will be constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Phase 1.

No access to the south through existing neighborhoods is proposed.

bridges

1. **Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.** – Lorson Ranch East Filing 1 is in compliance with the approved sketch plan amendment and the recently approved Lorson Ranch East PUD/ Preliminary Plan approved on January 23, 2018 (PUDSP-16-003).

Address how the outreach has been going with the existing community. This was brought up at the BOCC hearing amndPC hearing with the PUD.

2. **Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.** The LR East Filing 1 is within the overall Lorson Ranch development and is a continuation of the community eastward. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density.

You could mention the upgrading of lines to better serve the community to the south as a benefit.

3. **Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the south and north. To the west the Jimmy Camp Creek East Tributary creates a natural amenity and buffer between Lorson Ranch neighborhoods.
4. **Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.** – Lorson Ranch East is in response to the market demand for single family residential lots

with the previously approved modifications. If any deviations are now being requested in addition to those approved identify here and justify.

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer south of Fontaine Boulevard and watermain in Fontaine Boulevard at Old Glory Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and a detention/WQ ponds to serve the site. All proposed facilities will be in accordance with El Paso County design standards.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** there are no waivers requested
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East Filing No. 1 comprises 126.25 acres.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 303 Single Family Residential Dwelling Units on 72.5 acres (4.18 Du/ Acre). We did not include the school site, Fontaine Blvd, Lorson Blvd, Pond C5, and Lamprey Drive for calculating density.
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat = 126.25 acres. Open Space, detention = 27.20 acres (21.54% of 126.25 acres). This includes two detention pond tracts, several tracts for buffers, and East Tributary of Jimmy Camp Creek as open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** The proposed Lorson Ranch East Final Plat Filing 1 includes a landscape plan for streetscape plantings along both Fontaine Blvd. and Lorson Blvd. There are no landscape modifications being

are the tracts containing the channel included

something isn't adding up....

Provide entity responsible for maintaining underdrains.

requested at this time. The proposed landscaping along Fontaine Blvd. includes 1 tree per 20 linear feet of frontage for a total of 63 trees as part of this first filing. The proposed landscaping along Lorson Blvd. includes 1 tree per 30 linear feet of frontage for a total of 48 trees as part of this first filing. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' wood screen fence proposed along the back of the individual lots. Additional areas of open space include the existing SDS easement and the open space provided along the east tributary of Jimmy Camp Creek.

Is a noise wall being constructed along Fontaine?

- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard and Lorson Boulevard
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and wants to modify the school site boundary slightly to fit the new site plan. This plat adjusts the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. The modified school site size is over the 25-acre minimum size.

Markup Summary

dsdrice (2)



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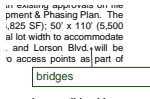
Provide entity responsible for maintaining underdrains.



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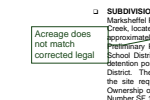
Is a noise wall being constructed along Fontaine?

dsdparsons (9)



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bridges



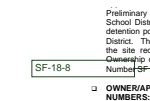
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No access to the south through existing neighborhoods is proposed.



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SF-18-8

equipment toward areas where the necessary urban-level
utilities are available or will be developed concurrently. The
City Council should be informed of the location of the
equipment. The City Council should be informed of the
location of the equipment. The proposed location and public
response to the proposed location should be included in the
report.

You could mention the upgrading of
lines to better serve the community to
the south as a benefit.

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You could mention the upgrading of lines to better serve the community to the south as a benefit.

Policy 4.3.2 Encourages
private development
and the City Council
should be informed of the
location of the equipment.
This was brought up
at the SOCC hearing
and the BOCC hearing
with the PUD.

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Address how the outreach has been going with the existing community. This was brought up at the BOCC hearing and PC hearing with the PUD.

AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL
HOME UNITS AND DENSITIES: None.
Length and width: Single Family Residential average
something isn't adding up...
S AND PERCENT OF LAND TO BE SET ASIDE
K: Final Plan to the SOCC hearing
include the dedication pond tracks, several tracks in
p Creek as open space.
RECREATIONAL FACILITIES: Public sidewalks will be
in space tracks will be maintained by the Lorton Ranch.

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something isn't adding up....

LLING TYPE: 303
id not include the
g density
are the tracts
containing the
channel included?
L USES: None.

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are the tracts containing the channel included?

Policy 4.3.2 Encourages
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This was brought up
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with the previously approved modifications. If any deviations are now being requested in addition to those approved identify here and justify.