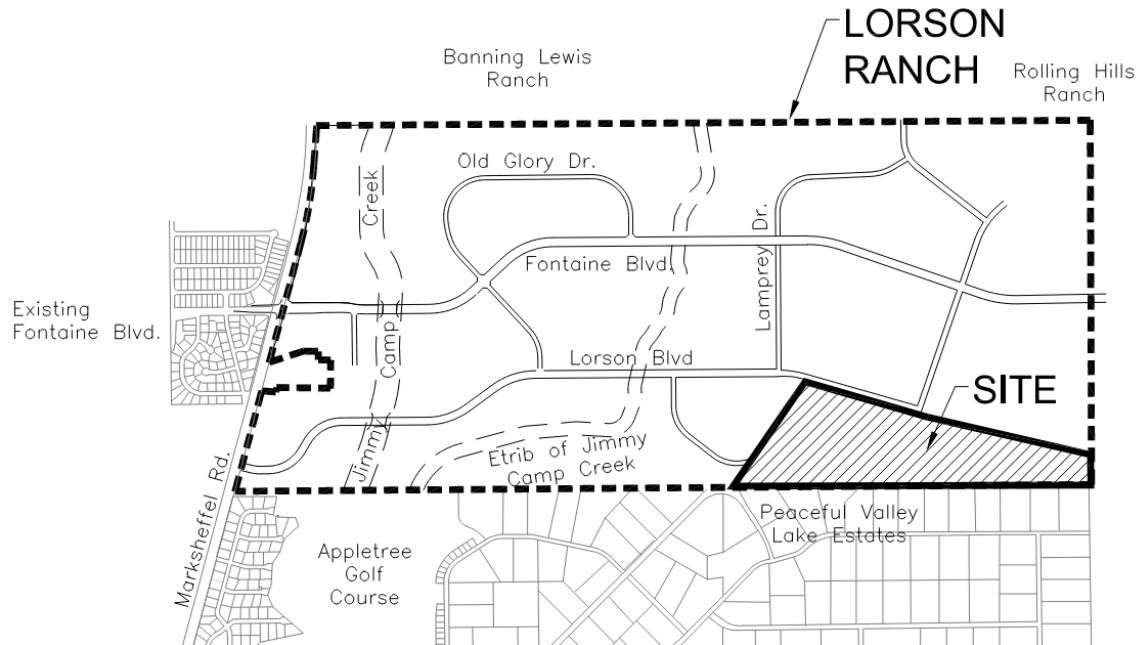


HILLSIDE AT LORSON RANCH FILING 1

Final Plat SF-22- ← 31

Vicinity Map:



Developer/ Owner:

Lorson LLC as Nominee for Lorson Conservation Investment 2, LLLP and Love In Action
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Matrix Design Group
2435 Research Parkway
Colorado Springs, Co 80920
(719) 575-0100

Civil Engineers:

Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
(719) 659-7800

Site Location, Size, Zoning:

The applicant, on behalf of the Developer/Owner, is respectfully submitting a final plat application for Hillside at Lorson Ranch Filing 1 to implement the approved recorded Hillside at Lorson Ranch PUD and preliminary plan. The 128.328-acre final plat area is located within the southeast portion of Lorson Ranch east of the East Tributary of Jimmy Camp Creek. Hillside at Lorson Ranch Final Plat implements an approved component of the phased Lorson Ranch Development. Hillside at Lorson Ranch is currently zoned PUD per (PCD File No. PUDSP-22-001) which has been approved by the Planning Commission and BOCC and recorded 10/05/2022 under Reception No. 222127555.

The parcels included in the final plat are currently vacant with no structures. As part of previous developments within Lorson Ranch, a detention pond was previously partially graded and underground utilities were completed to include storm sewer, sanitary sewer and water main extensions to the site. The existing detention facility located to the east shall remain and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities. There is also an existing 325' electric transmission line easement that shall remain. The proposed development will not interfere with this easement and will meet all necessary requirements.

Request & Justification:

The purpose of this application is to request approval of a final plat for Hillside at Lorson Ranch Filing 1 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well as the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading was requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 489 new single-family lots and 15 tracts on 128.328 acres at a density of 3.81 DU/ Acre. The site layout predominately includes a mix of lot sizes to include 45' x 85' (3,825 SF), 50'x110' (5,500SF), 60'x110' (6,600SF). The site layout additionally includes eight 2.5-acre lots buffering the adjacent Peaceful Valley Lake Estates to the south. These eight large lots will provide a 100' rear building setback per the Lorson Ranch Minor Sketch Plan Amendment. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by The Hills at Lorson Ranch Filing No. 1 and The Ridge at Lorson Ranch Filing No. 1 to the north, Lorson Ranch East Filing No. 4 to the west, Peaceful Valley Lake Estates to the south, and offsite vacant land to the east.

Fontaine Boulevard, Lorson Boulevard, and Walleye Drive have been constructed which will provide access to this site. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the electric easement. Within Hillside at Lorson Ranch development, open space and community connections are planned providing easy access to open space along the electric easement as well secondary, internal sidewalk connections to interior parks. The final plat will create 25.07 acres of open space which is 19.5% of the total site acreage where only 10% of open space is required within the PUD zoning district.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

As with previous Lorson Ranch developments, Hillside at Lorson Ranch will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended

this plan expired in May 2021; please provide analysis of the Master Plan for the County; see the PUDSP Staff report if you would like to grab some MP highlights.

Development agreement outlines updated access, road impact fees, and future road ROW issues with previous agreements remaining in effect.

El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan:

Hillside at Lorson Ranch Filing 1 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

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.

Hillside at Lorson Ranch Filing 1 conforms to the approved sketch plan and Hillside at Lorson Ranch PUD / Preliminary Plan. Hillside at Lorson Ranch Final Plat is compatible with both the existing and allowed land uses found within Lorson Ranch. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the recently approved Ridge at Lorson Ranch project located to the north. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character.

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 plat is within the overall Lorson Ranch development for which utility and infrastructure improvements have been provided to meet existing and planned development needs. Additional extensions of these facilities will be provided with the development of this final plat area. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services can support the proposed housing units as these services were designed, planned, and constructed to accommodate proposed densities.

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 east within the electric transmission lines which create a natural amenity and buffer between Lorson Ranch neighborhoods. The site layout additionally includes eight 2.5-acre lots buffering against the adjacent Peaceful Valley Lake Estates to the south.

Policy 6.0.11 Continue to limit urban level development to those areas served by centralized utilities.

The subject property is located within Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states: "Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25."

The proposed development is located east of Marksheffel Road, which is a developing area as identified in the Water Master Plan. The Widefield Water and Sanitation District has provided a water and wastewater commitment letter to serve the development. The District has recently upgraded their water infrastructure by replacing water lines in the

this was made at
PUDSP

area to increase efficiency for deliverable water to the 374-acre Pikes Peak National Cemetery to the north, the overall Lorson Ranch Development, and to the Peaceful Valley located south of Lorson Ranch. The water resource report indicates the District has ample supply of water to serve this development and future developments within the District. The report also identified that the District has a renewable water supply. This geographical area within the District's service area has not experienced groundwater contamination like other locations within the service area. See the Water section of the water resource report for a summary of the water findings and recommendations for the proposed development in regard to water quantity, dependability, and quality.

School District: delete please discussed below

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170.

Total Number of Residential Units, Density, and Lot Sizes: 489 Single-Family Detached Residential Units for a density of 3.81 DU/ Acre. The site layout predominately includes a mix of lot sizes to include 45' x 85' (3,825 SF), 50'x110' (5,500SF), 60'x110' (6,600SF). The site layout additionally includes eight 2.5-acre lots buffering the adjacent Peaceful Valley Lake Estates to the south. These eight large lots will provide a 100' rear building setback per the Lorson Ranch Minor Sketch Plan Amendment. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this project.

Phasing Plan and Schedule of Development:

This project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are existing easements including the electric transmission easements that shall remain. Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

Approximate Acres and Percent of Land Set Aside for Open Space:

25.07 acres of open space which is 19.5% of the total site acreage where only 10% of open space is required within the PUD zoning district.

The PUD and Preliminary Plan were approved with 25.07 acres of open space which is 19.5% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Much of the proposed open space will be contiguous open space under the electric transmission line easement in the westerly areas of the development. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 12.8 acres. Of this, 20% or 2.56 acres must be contiguous and usable. This site contains 15.41 acres (61%) in useable form which includes one urban park located in Tract J and walking trails under the electric line in Tracts A & B . Construction of the park will apply as credits against the urban park fees. The open space will also include walking trails located in Tracts A & B. The Lorson Ranch Metropolitan District will maintain the open space and parks. The final plat will create ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

← PID inclusion?

Traffic Engineering:

Hillside at Lorson Ranch Filing No. 1 will gain public access from Fontaine Boulevard, Walleye Drive, Trappe Drive, and Lorson Blvd. constructed as part of the Lorson Ranch East and The Hills at Lorson Ranch developments. Both Fontaine and Lorson Boulevard connect to Marksheffel Road and both cross the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. is a residential collector street and Fontaine Blvd. is an arterial street within Lorson Ranch constructed as part of The Hills at Lorson Ranch Filing No. 1. There will be no direct lot access to any arterial or collector roadways. Two traffic related deviations were requested and approved with the PUD/SP for Intersection Spacing and Pedestrian Ramp locations.

Proposed Services:

- 1. Water/ Wastewater: Widefield Water and Sanitation District
- 2. Gas: Black Hills Energy
- 3. Electric: Mountain View Electric
- 4. Fire: Security Fire Protection District
- 5. School: Widefield District #3
- 6. Roads: El Paso County Road and Bridge
- 7. Police Protection: El Paso County Sheriff's Department

Floodplain: There are no portions of this property located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0976G', effective date 'December 7, 2018'.

The Jimmy Camp Creek East Tributary has been reconstructed and is owned and maintained by the Lorson Ranch Metropolitan District No. 1.

Existing and Proposed Facilities, Structures, Roads, etc.:

Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Fontaine Boulevard, Lorson Boulevard, Trappe Drive, and Walleye Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond E1) and two new ponds (Pond G & H) will serve this site. The East Tributary of Jimmy Camp Creek is located west of this plat and has been stabilized within Lorson Ranch. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.

Waiver Requests (If Applicable) and Justification:

No waivers requested

School Site Dedication: Plats within El Paso County are required to either dedicate land or pay school district fees. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of \$101,223 for 489 lots.

Final Plat Review Criteria:

- 1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; Per the Highway 94 Comprehensive Plan Map 8.1, the northern most portion of Skyline at Lorson Ranch is within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan. This area of the project is located north of Fontaine Blvd. Sub-Area 4 is characterized as the Colorado Centre and calls for higher intensity land uses that will blend with the existing Colorado Springs character. The approved PUDSP highlighted in more detail consistency with existing Master Plan and Comp Plan policies.*

this plan expired in
May 2021

2. *The subdivision is in substantial conformance with the approved preliminary plan; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements.*
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements. The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RLM (Residential Low/ Medium) with a permitted density of 4-6 DU/ Acre. The approved PUDSP remained consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 489 new single family lots on 128.328 acres for a density of 3.81 DU/ Acre.*
4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval; This site is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Hillside at Lorson Ranch. The WWSD has provided letters of intent to serve commitment letters for Hillside at Lorson Ranch. The district has also provided the water quality report as required by El Paso County. Sufficiency of water finding was provided with approval of the PUDSP permitting administrative review of this final plat.*
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code; A public wastewater system will be provided for by the Widefield Water and Sanitation District. District provided commitment letters have been provided as part of the approved PUDSP indicating capacity to provide wastewater disposal services for this development.*
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)]; A Geology and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, exploratory test borings were completed. There are no significant geological hazards found to be present on the site including the lack of ground water which was not encountered on site. Geologic constraints found to be present include expansive soils and bedrock; hydrocompactive soils; faults; seismicity; radon; erosion; steep slopes; and fill soils. These geologic and engineering conditions are relatively common to the area, and, can be satisfactorily mitigated through proper engineering design, and construction practices. Bedrock was also encountered in the majority of test borings performed and is anticipated to be encountered in the building excavations or utility trenches for this development. It may be necessary to design and implement mitigation alternatives on a lot by lot basis. Refer to the soils report for more detailed information.*
7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed*

and illustrated on the drawings. A Final Drainage Report for this development was included for review and approval by El Paso County.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.*
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for several years.*
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures was provided with the approved PUDSP submittal. In addition, a fire protection district commitment to serve this development has also been provided.*
11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8; Primary access to Hillside at Lorson Ranch will be via existing Lorson Boulevard and Trappe Drive. All roadways are to be public owned and maintained by El Paso County. Internal streets will provide for a looped circulation pattern through the development.*
12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any required SIA documents will be provided as necessary.*
13. *The subdivision meets other applicable sections of Chapter 6 and 8; The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code, including any proposed deviation request.*
14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.] There are no known commercial mining deposits found on site.*

