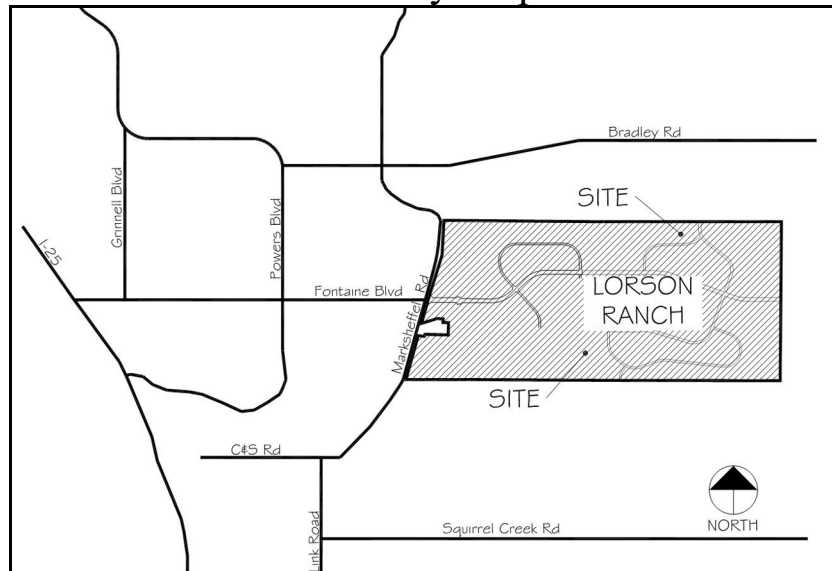


LORSON RANCH AT JIMMY CAMP

SKETCH PLAN AMENDMENT No. 2 LETTER OF INTENT

Vicinity Map



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Site Location, Size, Zoning:

The Lorson Ranch at Jimmy Camp Creek development community is located approximately 2 miles east of the intersection of Fontaine Blvd. and Powers Blvd. and is located directly east of the intersection of Fontaine Blvd. and Marksheffel Rd. The Lorson Ranch Sketch Plan totals 1,412 acres with a maximum 6,500 dwelling units permitted. The original Lorson Ranch Sketch Plan was approved by the El Paso Board of County Commissioners on March 25, 2004. A subsequent Sketch Plan Amendment was approved the El Paso County Planning and Community Department on April 21, 2016. The Lorson Ranch development is zoned Planned Unit Development which outlines the general land uses as shown on the Overall PUD Development and Phasing Plan, Reception No. 206035127 dated March 9, 2006. The PUD zone and general land uses will remain as approved in 2006.

Request & Justification:

The purpose of this application is for review and approval of the Lorson Ranch Sketch Plan Amendment No. 2. The sketch plan process reviews design characteristics of the proposed land uses based on the standards set forth in the El Paso County Code and brings future development into compliance with these codes while maintaining the intent of the original plan. The Sketch Plan Amendment No 2. illustrates previously approved development filings; existing land uses such as residential, commercial and open space; and the proposed revisions of residential land use and density designations. The Sketch Plan Amendment No. 2 will also update the existing sketch plan map to illustrating current and proposed densities for the residential land uses areas and updates some of the roadway classifications.

The purpose of the Lorson Ranch Sketch Plan Amendment No. 2 is to revise and increase the existing approved land use designations on several of the remaining undeveloped areas within Lorson Ranch to increase the permitted density, most notably in the far eastern portions of the Lorson Ranch development. Since the last approved Sketch Plan Amendment in 2015, there have been several notable changes to the Lorson Ranch community including approval of preliminary plans and final plats east of the Jimmy Camp Creek East Tributary which require two bridges being built and utility extensions eastward. These approvals have opened large areas of Lorson Ranch for development. In addition, market demand and trends have shifted to a smaller lot size than previously offered within Lorson Ranch as well as the increasing demand for multi-family type housing such as townhomes and duplex style patio homes. As a result, many of the existing approved density and land use designations identified on the remaining developable portions of Lorson Ranch are too narrow and do not permit the more desirable small lot and multi-family housing types.

The revised land designations include more areas permitting RM 7-10 DU/ Acre (Residential Medium); RMH 10-13 DU/ Acre (Residential Medium/ High); and RH 17-20 DU/ Acre (Residential High). While the proposed Sketch Plan Amendment is transferring and increasing land use density designations within the eastern portion of the community, the overall maximum number of units previously approved remains at 6,500 dwellings. Secondly, the RLM (Residential Low/ Medium) land use designation will

remain along the southern boundary with Peaceful Valley Estates. Finally, this Sketch Plan Amendment maintains the 0.5 acre lot size minimum and 100' building setback along this same boundary.

The chart below compares the land use and densities as shown on the 2015 approved Sketch Plan as well as the proposed densities with this sketch plan amendment. As previously mentioned, the overall number of units remains at 6,500 for the entire project with the primary request as part of the amendment is to permit increased high density dwelling units such as townhomes or apartment sites.

Land Use Designation	2015 Approved Sketch Plan (Existing & Proposed)	Proposed Sketch Amend. #2 (Existing & Proposed)	2015 Approved Sketch Plan Proposed Number of Units	Proposed Sketch Amend. #2 Proposed Number of Units
RLM 4-6 DU/ AC (Res. Low/ Medium)	551.9	212.7	3147	1248
RM 7-10 DU/ AC (Res. Medium)	480.3	744.6	2920	4154
RMH 10-13 DU/ AC (Res. Medium High)	41.3	60.96	387	559
RH 17-20 DU/ AC (Res. High)	5.2	39.6	46	539
TOTALS	1078.7	1057.86	6500	6500

The Lorson Ranch Sketch Plan Amendment No. 2 application is in compliance with all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrating in the zoning code, application packet and submission document checklist. There have been substantial changes in the surrounding character of the area since the land was master planned in 2004 and rezoned in 2006 as several communities of single family residential have been approved and constructed including Lorson Ranch.

The Sketch Plan Amendment No. 2 will be developed and advanced with future planning submittals per the Sixth Amended Lorson Ranch Development Agreement. The continuation of the Lorson Ranch development has facilitated the required construction of two bridges spanning the Jimmy Camp Creek East Tributary, the southernly bridge along Lorson Blvd. across the Jimmy Camp Creek main channel, and the dedication of public right-of-way along Marksheffel Blvd. These elements were necessary components within recently approved preliminary plans.

There have been no changes of impact to the relationship of the sketch plan to adopted plans such as the El Paso County Policy Plan, the Master Plan for Mineral Extraction, the 2003 Highway 94 Comprehensive Plan, and the approved Lorson Ranch Overall PUD Development and Phasing Plan. The Lorson Ranch development continues to have been previously approved and thus construction of numerous housing units, roadways, open space, public improvements and drainage facilities has been completed. Since there are

no changes in the proposed land uses or character of Lorson Ranch, the Sketch Plan Amendment No. 2 continues to meet the approval criteria as originally applied to this project.

The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch. This sketch plan amendment introduces opportunities for multi-family dwelling units such as patio homes or townhomes and smaller postage stamp type detached single-family units per recent market demand. The Sketch Plan Amendment No. 2 will be in and continue the harmony of the existing surrounding character of the area and natural environment. The Lorson Ranch Sketch Plan Amendment No. 2 will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. The application provides adequate consideration for any potentially detrimental use and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site such as maintaining the RLM zoning along the southern boundary with Peace Valley Estates. To help ensure the appropriate transition and buffering, the 2015 approved notations indicating that a minimum ½ acre lot size and 100' building setbacks along the southern boundary with Peaceful Valley will be required.

The various residential density areas (RLM, RM, RMH, RH) and limited commercial uses will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/wastewater services as these services have been planned for in advance and adequately sized to meet the demands of construction phases to come in the future. A sufficient water supply has been already documented with the Widefield Water and Sanitation District and will continue to provide the water necessary for the remainder of the property as it develops. In addition, a wastewater system has been established through the Widefield Water and Sanitation District and can adequately serve the proposed units. Please refer to the water and wastewater and reports for more information.

Total Number of Residential Units, Density, and Lot Sizes:

The Sketch Plan Amendment No. 2 maintains the maximum 6,500 total Residential Units shown on the 2015 approved sketch plan. Of this unit maximum 2,870 units have either been built or approved. This provides a Gross Density of 4.6 DU/ Acres. This proposed density is line with the originally approved Sketch Plan of 6,985 units for a gross density of 5.1 DU/ Acre. The proposed residential gross densities are as follows:

RLM: Low/ Medium residential with a gross density of 4-6 DU/ Acre for single-family residential units.

RM: Medium Density residential allows for a gross density of 7-10 DU/ AC for single-family residential units.

RMH: Medium/ High residential allows for a gross density of 10-13 DU/ Acre and includes smaller single-family units such as patio homes, cluster homes, courtyard homes, duplexes and in some case multi-family housing types.

RH: High residential allows for a gross density of 17-20 DU/ Acre and will primarily be multi-family housing types such as townhomes or apartments.

Schools:

Lorson Ranch lies within the Widefield School District No. 3. Per an agreement with the school district, a 25 acre parcel along Fontaine Blvd. and Lamprey Dr. was dedicated to the school district as part of the Lorson Ranch East Filing 1 Final Plat (SF-18-008). The final shape and layout of the school will be determined with future school site planning to be completed by the school district.

Total Number of Commercial Acres:

The sketch plan continues to illustrate 25 acres of commercial in the areas along Fontaine Blvd. between the main channel of Jimmy Camp Creek and Marksheffel Road. In keeping with the originally approved Sketch Plan, Lorson Ranch is permitted to include up to 70 total acres of commercial area. Commercial uses include elements such as office/ business Park, community commercial, and neighborhood commercial classifications.

Total Number of Industrial Sites: There are no industrial sites proposed.

Phasing Plan and Schedule of Development:

As in any project of this size, establishing a phasing plan can be quite complex due to the changing conditions such as financing, market demand, housing trends, improvement costs, and so on. A phasing plan may be established yet a change in the market or financing can cause numerous revisions of the phasing plan and direction of the intended development schedule. It is important to be able to respond quickly and without potentially devastating delays. While the Sketch Plan Amendment No. 2 does include a phasing plan as required, it is requested that this phasing plan be allowed to develop in any sequence necessary. This approach allows the owner to quickly respond to market changes and sequence required improvements in the most efficient, cost effective manner. It is expected that on-site and off-site infrastructure improvements, drainage improvements, and utility service facilities be available for any future phase within Lorson Ranch to be developed. The central portion of Lorson Ranch, between the Jimmy Camp Creek main channel and the east tributary, has seen quite a bit of construction take place with residential housing and improvements. This central area will continue to serve as Phase 1 of the project until build out is completed over the next few years. The second phase of Lorson Ranch has begun with the recent approval and construction of the Carriage Meadows South development located between Marksheffel Blvd. and Jimmy Camp Creek. The third phase of Lorson Ranch has recently begun construction of utility improvements and grading operations east of the Jimmy Camp Creek East Tributary. The remaining areas of Lorson Ranch will be developed based on current conditions of

development. Refer to the Phasing Plan on the Sketch Plan Amendment drawings for more information.

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

The Lorson Ranch Sketch Plan Amendment No. 2 is illustrating approximately 212 acres of open space, or 15.0%, of which all of this acreage exists today. As part of the originally approved Sketch Plan in 2004, 207 acres or 15% was to be set aside as open space. This included Jimmy Camp Creek, the East Tributary, the power line easement, and park areas associated with future school sites. As future phases take shape, additional open space areas will be created during detailed subdivision planning in the form of parks, open space, and trail corridors. This future acreage is not being counted towards the overall open space calculations as it cannot be adequately determined. Lorson Ranch is committed to providing the 15% open space at full build out of the development.

The major areas of open space are well distributed though out Lorson Ranch and are comprised of the Jimmy Camp Creek main channel, the East Tributary of Jimmy Camp Creek, the power line easement, the SDS water line easement, and the FMIC ditch easement. Along the eastern bank of the Jimmy Camp Creek main channel, a regional trail has been included as part of the development's improvements for the residents to enjoy. This trail is part of an overall regional trail connection and it is planned that further pedestrian trail corridors will be developed along the east tributary as development construction occurs. These tributary trails can be linked through internal pedestrian corridors such as the completed trail along the northern boundary adjacent to Buffalo Crossing and Pioneer Landing. In addition, sidewalk connections will be established with future detailed design. Additional pockets of open space and parks are anticipated to be included as individual neighborhoods are designed and implemented. The provided open space can support elements such as recreation areas, trails, picnic areas, wildlife corridors, active play areas, and natural open space preservation areas.

Any required park and landscape improvements will be further explored as future PUD's and Preliminary Plans are developed.

Traffic Impacts:

There are no anticipated traffic impacts created by this Sketch Plan Amendment as the intended uses and densities are in-line with original and subsequent approvals. However, as part of this Sketch Plan Amendment No. 2 there are several roadway classification revisions from the 2015 approved sketch plan. The Fontaine Blvd. ROW east of the East Tributary has been redesigned from a Principal Arterial with a 130' ROW to an Urban Minor Arterial with a 100' ROW. As part of the Lorson Ranch East PUD recently approved, additional width landscape tracts were included along Fontaine Blvd. in the event this roadway should be increased to a Principal Arterial with 130' ROW. The second revision was a downgrade of Lorson Blvd from an Arterial with a 110' ROW to a residential collector with an 80' ROW. Lorson Blvd. is designed with an 80' ROW from Marksheffel Rd. eastward to the East Tributary. As Lorson Blvd. continues eastward via a bridge over the east tributary, the ROW has been decreased to 64' with the approved

Lorson Ranch East PUD. A traffic impact analysis was reviewed and approved justifying the revisions in the roadway classifications.

For more information, please refer to the Traffic Impact Analysis reports included for more information regarding access points, streets, roadway, improvements, etc.

Drainage Impacts:

Please refer to the drainage reports previously submitted for more information regarding drainage and drainage related improvements.

Sketch Plan Impacts:

Please refer to the Sketch Plan Amendment Impact Identification Statement previously submitted and the originally approved Sketch Plan Narrative for information regarding environmental, social, and jurisdictional impacts.

Proposed Services:

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| 1. Water: | Widefield Water and Sanitation District |
| 2. Wastewater: | Widefield Water and Sanitation District |
| 3. Gas: | Black Hills Energy |
| 4. Electric: | Mountain View Electric |
| 5. Fire: | Security Fire Protection District |
| 6. School: | Widefield District #3 |
| 7. Library: | Pikes Peak Library District |
| 8. Police Protection: | El Paso County Sheriff's Department |