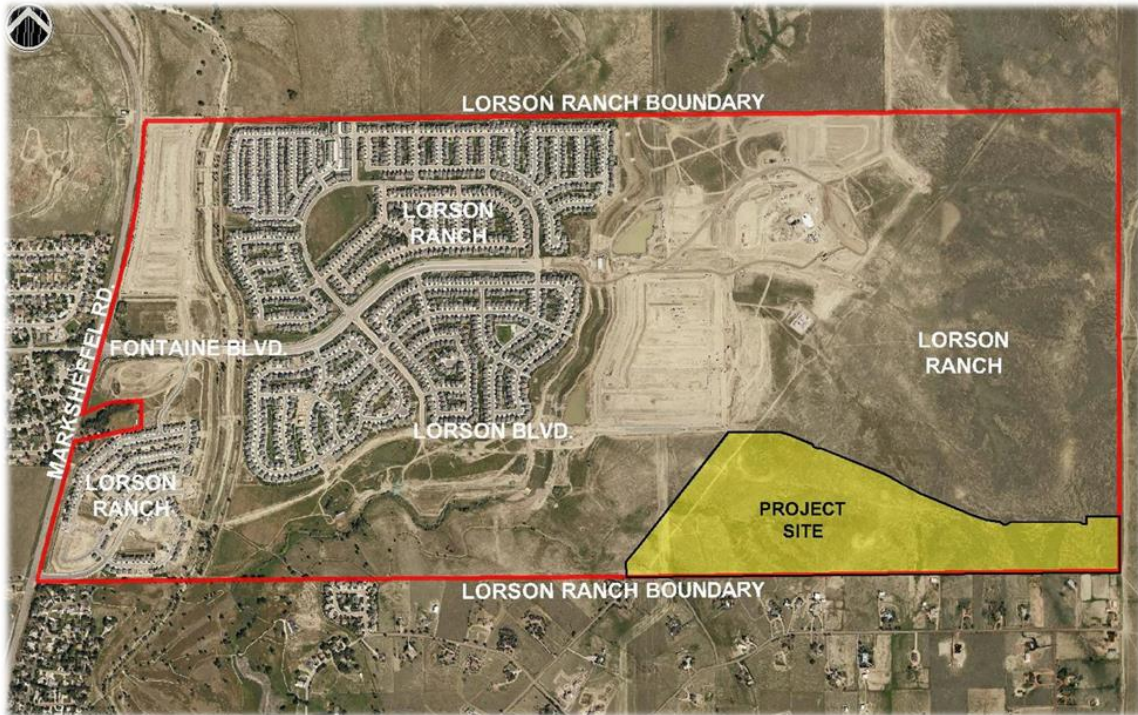


**HILLSIDE AT LORSON RANCH  
LETTER OF INTENT  
Planned Unit Development, Preliminary Plan & Early Grading**

**May 05, 2022 (REV1)**



**PREPARED FOR:**

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**PREPARED BY:**

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**Site Location, Size, Zoning:**

Matrix Design Group, on behalf of Lorson LLC, is respectfully submitting development applications for the proposed Hillside at Lorson Ranch project to include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for sufficiency of water findings to permit future administrative review of final plats. The site is 128.33 acres with 489 single family detached residential lots and 15 tracts located in the southeastern most portion of Lorson Ranch. The Hillside at Lorson Ranch is a continuation of the Lorson Ranch development. The site is currently zoned PUD with a density cap of 4-6 DU/ Acre. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts RLM (Residential Low/ Medium 4-6 DU/ Acre). The proposed PUDSP application submittal includes 489 new single family lots on 128.33 acres for a density of 3.81 DU/ Acre and is in compliance with the approved Sketch Plan.

The site is bordered by the recently approved Hills at Lorson Ranch (Residential Low/ Medium 4-6 DU/ Acre) and Ridge at Lorson Ranch (Residential Low/ Medium 4-6 DU/ Acre) developments to the north; existing Peaceful Valley Lake Estates (RR-5) to the south; developed Lorson Ranch PUD zoned single-family property to the west (Residential Low/ Medium 4-6 DU/ Acre and Residential Medium 7-10 DU/ Acre); as well as A-35 zoned land (Ag grazing) to the east. Additionally, a 90' R.O.W. reservation tract for future Meridian Road is proposed along the eastern property line. The parcels that make up this submittal are vacant with no existing buildings, structures, or facilities. The site contains no natural drainage ways or significant natural features.



### **Request & Justification:**

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan (PUDSP); a Pre-Development Early Grading Request; Early installation of Wet Utilities; and request for administrative review of future final plats with the findings of water sufficiency as part of this PUDSP submittal. The PUD Development and Preliminary Plan shows the detailed design of the single-family detached residential community and open spaces; the necessary width and classification of public rights-of-way and public roadways; roadway centerline data; street grades; as well as identify the development standards for the proposed residential product types. The plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large, infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and grading request will permit construction operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat.

The proposed PUDSP illustrates 489 new detached single-family residential units on 128.33 acres for a density of 3.81 DU/ Acre. The PUDSP includes 25.07 acres of total open space and landscape area; 22.52 acres of new public streets right-of -way; and 1.68 acres of R.O.W. reservation for future Meridian Road. The 25.07 acres of open space tracts is comprised of 14.93 acres of powerline easement and 10.14 acres for open space and landscape area. Within the total open space tracts, there is 3.42 acres of detention area and 0.48 acres of pocket parks as illustrated on the landscape plans. The site layout incorporates a mix of lot sizes to include: 50' x 110' (5,500 SF); 60' x 110' (6,600' SF); and 45' x 85' (3,825 SF). The site layout additionally includes eight 2.5-acre lots buffering the adjacent Peaceful Valley Lake Estates to the south. These lots will provide a 100' rear building setback per the Lorson Ranch Minor Sketch Plan Amendment.

All streets shall be public, permitting on-street parking, with corner lots for all unit types designed with additional corner lot width to accommodate sight distance and sidewalk requirements. In addition to the on-street parking, each lot will provide a full-length driveway for off-street parking. There shall be no direct lot access to any arterial or collector streets. Existing Fontaine Blvd. as well as Lorson Blvd. are designed to handle existing and proposed traffic expected within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Lorson Ranch development, open space and community connections are planned providing access to open space corridors such as Jimmy Camp Creek to the west, the pocket parks and the adjoining neighborhoods. This is achieved via planned trails through open space tracts, internal sidewalks, and the existing utility/ powerline easement. The PUDSP drawings illustrate 1 phase for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

There are two proposed deviation requests at this time.

- 1) Intersection Spacing
- 2) Pedestrian Ramp Locations

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 PUDSP submitted with this application remains consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 489 new single family lots on 128.33 acres for a density of 3.81 DU/ Acre.

A "Soils and Geology Study", Hillside at Lorson Ranch, El Paso County, Colorado" (RMG-Rocky Mountain Group, January 3, 2022) is included with the submittal package. As part of this study, 78 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, faults and seismicity and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

#### **El Paso County PUD Section 4.2.6(D) Approval Criteria**

1. *The proposed PUD District zoning advances the stated purposes set forth in this Section;* The proposed project is currently zoned PUD and is a continuation of the existing overall Lorson Ranch development.
2. *The application is in general conformity with the Master Plan;* The proposed application is in general conformity with the Master Plan. The proposed Hillside at Lorson Ranch will incorporate more single-family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports Your El Paso County Master Plan Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Hillside at Lorson Ranch development is near existing transportation thoroughfares; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities. The proposed project meets the stated El Paso County Water Master Plan Goal 1.2: Integrate water and land use planning, Goal 4.2: Support the efficient use of water supplies, and Goal 6.1.2: Promote water conservation through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod. The proposed project additionally supports the El Paso County Parks Master Plan Overall System Mission/Role Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents. The proposed pocket parks and open space within Hillside at Lorson Ranch will provide passive/active space for the future residents of Hillside as well as connecting to the current parks, trails and open spaces of the overall Lorson Ranch community.

3. *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;* The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet. Deviation Request #1 is to permit roadway intersections less than 200' will not adversely affect safety or operations as these intersections are not designed as through streets, limiting traffic to residents. Deviation Request #2 is to permit the elimination of one of the three ramps at this intersection will not impede pedestrian movements and will result in safer pedestrian crossing due to grading concerns and the inability to meet ADA slope requirements (where required). The additional ramp may also be a safety concern as the removed crossing is in the middle of a large curve. A pedestrian will be able to cross at alternate locations within approximately 225' of the eliminated ramps.
4. *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;* The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the west, north and south consisting of single family residential or open space. The new development adds 2.5-acre transition lots to ensure compatibility with the existing rural lots to the south. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural, or recreational features found on site.
5. *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;* The proposed development is single family lots, open space, parks and R.O.W. Appropriate transitioning and buffering is provided.
6. *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;* The proposed development provides required landscaping and buffering that is appropriate and compatible with the type of development and the surrounding community.
7. *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;* The overall development of Lorson Ranch preserves numerous recreational open space corridors as well as Jimmy Camp Creek and the Jimmy Camp Creek East Tributary.

8. *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;* The project site is proposing two neighborhood pocket parks totaling 0.48 acres, trails and pedestrian connections to existing trail systems within Lorson Ranch East. The proposed trails and pedestrian connections provide access to the large open space tracts within the MVEA easement, to adjacent neighborhoods, and to the Lorson Boulevard sidewalk running east-west through Lorson Ranch which connects to the EPC Regional trail system along the Jimmy Camp Creek main tributary.
9. *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;* The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. 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 multiple years. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.
10. *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;* While there are no major recreational facilities such as large playfields proposed within Hillside at Lorson Ranch, the project site is proposing two neighborhood pocket parks, a disc golf course, trails and pedestrian connections to existing trail systems within Lorson Ranch East. The overall Lorson Ranch project (1,412 acres) requires approximately 212 total acres of open space per the Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001). The current provided open space totals +287 acres. As part of this PUDSP, 25.07 acres of open space, landscape area, and pocket parks totaling 19.54% of the overall site acreage is being provided. Per the EPCLDC, 12.83 acres or 10% of the total site area of open space is required within the PUD zoning district.
11. *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;* There are no mineral estate owners on the real property known as The Hillside at Lorson Ranch.
12. *Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide;* Two deviations are requested at this time. See below for more information. Hillside at Lorson Ranch is proposing amenities to include two neighborhood pocket parks, a disc golf course, and trails/ trail connections to other open spaces within Lorson Ranch.
13. *The owner has authorized the application.* The Owner has authorized the application.

## Your El Paso County Master Plan

### Baseline Considerations:

- 1. Is there a desirability or demand within the community for this use?*  
The proposed Hillside at Lorson Ranch would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed project is a Suburban Residential placetype in the Area of Change: New Development and is consistent with the placetype's land uses. Suburban Residential's primary land use is Single-Family Detached and has supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.
- 2. Does the market support the need for the use? Would the use be viable if built right now?*  
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.
- 3. Would the use be providing necessary housing or essential goods and/or services?*  
The proposed Hillside at Lorson Ranch will incorporate more single-family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports **Goal HC1**: Promote development of a mix of housing types in identified areas and **Goal HC3**: Locate attainable housing that provides convenient access to good, services and employment. The Hillside at Lorson Ranch development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

### County Systems Considerations:

- 1. Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*  
The proposed Hillside at Lorson Ranch development will be served by existing infrastructure to include water and wastewater services, electricity and roadways.
- 2. Does the development trigger the need for such infrastructure?*  
The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development will require expansion of existing facilities to accommodate the increased development meeting **Goal LU4**: Continue to encourage policies that ensure "development pays for itself".
- 3. Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*  
The proposed Hillside at Lorson Ranch will require public street roadways to be designed and built to El Paso County Standards. Internal trail connections will be

provided as necessary to connect to existing trail systems within the development. This supports **Goal TM2 Promote walkability and bike-ability** by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

#### **El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria**

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below. The site meets the Your El Paso County Master Plan's goals as listed above.*
2. *The subdivision is consistent with the purposes of this Code; The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.*
3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan; The subdivision is in conformance with previously approved 2016 minor sketch plan amendment for Lorson Ranch. The proposed project maintains a density of 4-6 DU/ acre as illustrated on the approved sketch plan. This includes the 100' building setback along the southern property line.*
4. *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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval); A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.*
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. WWSD provided commitment letters have been included as part of this application 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 the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)]; A "Soils and Geology Study", Hillside at Lorson Ranch, El Paso County, Colorado" (RMG- Rocky Mountain Group, January 3, 2022) is included with the submittal package. As part of this study, 78 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, faults and seismicity and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering,*



design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

7. *Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. There are three proposed ponds located within the Hillside at Lorson Ranch, all to be owned and maintained by the Lorson Ranch Metropolitan District. A preliminary drainage report for this development has been included for review and approval by El Paso County.*
8. *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development; The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. All Internal streets will be public and will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided. Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.*
9. *Legal and physical access is or will be 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.*
10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities; The proposed property is compatible with both the existing and allowed land uses on the neighboring properties to the west, north and south consisting of single family residential or open space. The new development adds 2.5-acre transition lots to ensure compatibility with the existing rural lots to the south. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. While there are no major recreational facilities such as large playfields proposed within Hillside at Lorson Ranch, the project site is*



proposing two neighborhood pocket parks, a disc golf course, trails and pedestrian connections to existing trail systems within Lorson Ranch East totaling 25.07 acres.

11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be 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 multiple years. Commitment letters for fire, water, sewer, electric, and gas have been provided with this submittal. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI. 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.
12. *The subdivision provides 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 has been provided with this submittal. In addition, a fire protection district commitment to serve this development has been provided.
13. *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.* The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. There are two proposed deviation requests at this time.

**El Paso County Water Master Plan:**

Hillside at Lorson Ranch 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 an intent to serve commitment letter for the proposed 489 units and landscaping. The Hillside at Lorson Ranch will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality as part of this PUDSP permitting administrative review of future final plats.

Hillside at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 12" diameter potable water main in Lorson Boulevard and Walleye Drive, and a Booster Station (Rolling Hills Booster Pump Station) located on the north side of Grayling Drive east of Lamprey Drive. In addition, a 12" water main is constructed from Lorson Ranch to an offsite water tank (Rolling Hills Tank) which will serve this development.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three-year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

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year and the three-year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single-family lot. This subdivision also includes irrigation for 0.41 acres of fully irrigated landscaping (park) and 1.35 acres of partially irrigated landscaping. The new water commitments are 172.2 ac-ft per year for the 389 lots and the landscaping (3sfe).

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.50 MGD of wastewater effluent. The proposed development will only contribute an additional 0.0100245 MGD of flow to the existing plant.

In addition, Hillside at Lorson Ranch meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

**Master Plan for Mineral Extraction:**

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. The proposed project does not contain any mineral deposits of commercial value.

**Total Number of Residential Units, Density, and Lot Sizes:** 489 Single-Family Detached Residential Units for a density of 4.81 DU/ Acre. The site layout includes a mix of residential lot size: 50’ x 110’ (5,500 SF); 60’ x 110’ (6,600’ SF); 45’ x 85’ (3,825 SF); and 2.5-acre lots.

**Total Number of Industrial or Commercial Sites:**

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



**Phasing Plan and Schedule of Development:**

The PUDSP drawings illustrate 1 phase for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

**Areas of Required Landscaping:**

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along a portion of Lorson Boulevard as well as for the proposed pocket park areas. The landscape design includes a mix of deciduous and evergreen trees with varying ground plane treatments for passive and active play areas. There are no landscape waivers being requested at this time.

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

Per the EPCLDC, 12.83 acres or 10% of the total site area of open space is required within the PUD zoning district. The PUDSP proposes 25.07 acres of open space, landscape area, and pocket parks totaling 19.54% of the overall site acreage. The 25.07 acres of open space tracts include 14.93 acres of powerline easement, 10.14 acres for open space and landscape area including 0.48 acres for pocket parks as illustrated on the landscape plans. Within the total open space tracts, there is also 3.42 acres of detention area leaving a majority of the open space as useable either with pocket parks or trail corridors. The open space tracts include elements such as landscaping, existing natural open space to remain, trails, pocket parks, a disc golf course, and detention facilities. Of the 25.07 acres being provided with the Hillside at Lorson Ranch, 14.93 acres consist of the powerline easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. In addition, trail corridors have been illustrated on the plans along the powerline easement providing numerous connections to adjoining neighborhoods. The total open space provided with this application is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment. Overall, the Lorson Ranch development of 1,412 acres requires approximately 212 total acres of open space per the Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001). The current provided open space totals +287 acres.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed pocket parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

**Types of Proposed Recreational Facilities:**

While there are no major recreational facilities such as large playfields proposed within Hillside at Lorson Ranch, the project site is proposing two neighborhood pocket parks, trails, a disc golf course, and pedestrian connections to existing trail systems within previous filings of Lorson Ranch.

**Traffic Engineering:**

Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The applicant requests that platted lots within Hillside



at Lorson Ranch be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

Hillside at Lorson Ranch includes a +90' R.O.W. reservation for future Meridian Road and is shown as Tract N totaling 1.68 acres.

**School District:**

Projects (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.

**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

**Impacts associated with the PUD Development Plan & Preliminary Plan:**

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0976G' effective date December 7, 2018.

Site Geology: RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: There are no natural drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.



Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Hillside at Lorson Ranch community with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White-Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

**Deviation Requests (see Deviation Request and Decision Forms):**

1) INTERSECTION SPACING

Requested Deviation: To permit urban local roadways and a collector roadway to intersect centerline to centerline closer than 200' at the intersections of Elk Hills Drive & Lorson Boulevard, Tin Mountain Trail & Lorson Boulevard, and Kingston Peak Place & Lorson Boulevard.

Justification: The 200' intersection spacing requirement was created when single-family residential lots were larger in nature based on market demand at that time. In recent years market demand has shifted towards smaller lots with more common open space. The 200' spacing requirement did not consider these smaller lots. Applying this standard would prevent the use of the small lots illustrated with this PUDSP. The proposed waiver to the standard is not a result of an undue hardship but rather a desire by the owner/ developer to provide smaller lot sizes to meet current housing market demands. This recent shift in market demand towards smaller lots with more common open space results in intersections spaced less than the required 200'. The 200' spacing requirement did not consider these smaller lots. Applying this standard would prevent the use of the small lots illustrated with this PUDSP and



would require much deeper lots or additional tracts behind the lots to accommodate the ECM standard.

## 2) PEDESTRIAN RAMPS AT T-INTERSECTIONS

Requested Deviation: Allow only two pedestrian ramps to be constructed at the T-intersection of Hackberry Hill Street and Salt Spring Way.

Justification: The intersection is in close proximity of other intersections with all the required ramps constructed. Installation of an additional two ramps at this intersection is not feasible as the grading cannot meet ADA requirements along the ADA curb returns. The additional ramps may also be a safety concern as the removed crossing is in the middle of a large curve. The crossing at Salt Spring Way and Whiskey Hill Lane is approximately 225' feet away and provides a much safer intersection for pedestrian movements. The standard does not impose any particular hardship on the applicant. However, it will be more beneficial to pedestrian continuity and public safety.