

How many tracts (provide number)- owned and maintained by whom? What is the purpose of the tracts? State how many future development tracts there are and there intended purpose.

## **LETTER OF INTENT**

- ❑ **SUBDIVISION NAME:** Carriage Meadows North Filing No. 1 Final Plat is situated to the east of Marksheffel Road, north of Fontaine Boulevard, and west of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 68.67 acres. This final plat incorporates the entire preliminary plan area and will include 155 lots and several tracts for future development purposes. The future commercial development tracts along Fontaine Blvd. will be owned/maintained by Lorson, LLC and the remaining tracts are common buffers or open space areas that will be owned/maintained by the Lorson Ranch Metro District. El Paso County Project Number SF 17-023 has been assigned to this project.
  - ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:**  
*Owner* = Lorson LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)  
*Engineering Consultant* = Core Engineering Group, 15004 1<sup>st</sup> Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
  - ❑ **REQUEST AND JUSTIFICATION:** Carriage Meadows North Filing No. 1 Final Plat is based on the previously submitted Carriage Meadows Preliminary Plan (SP-06-005) approved in October 2006 and the Carriage Meadows at Lorson Ranch Planned Unit Development (PUD-06-002) recorded in July 2008. The PUD and Preliminary Plan illustrated 159 total lots, open space, drainage areas, and two future commercial development areas totaling approximately 14 acres. The final plat is illustrating four less lots for a total of 155 lots due to necessary improvements to grading and drainage facilities that weren't factored in during the previous approval process. However, the lot layout and roadway network are remaining as shown and approved. In addition, the FMIC ditch and Jimmy Camp Creek corridor will remain as previously shown as well. The approved PUD and Preliminary Plan on file indicates a 30' landscape buffer along Marksheffel Road; however, due to shifts in the design and installation of the Marksheffel Rd. expansion project completed by El Paso County the roadway and right-of-way shifted slightly to the east. As a result, this impacted the 30' planned buffer along this roadway frontage. Per discussions with planning staff the buffer width along Marksheffel may vary and in some instances, will be less than the 30' width previously indicated. The drawings indicate a varying buffer width from 38' wide down to 12' wide at the northern most point. The final plat drawing package also includes a final landscape plan illustrating the tree plantings along Marksheffel Rd. There is existing landscaping along Fontaine Blvd. to remain with the landscape along Marksheffel Rd. adjacent to the commercial site to be completed when these tracts develop.
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.*** – Carriage Meadows North is in compliance with the approved sketch plan, Preliminary Plan and PUD plans on file. The proposed density and lot sizes are similar and compatible to existing residential development
  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.*** Carriage Meadows North is in compliance with the approved sketch plan, Preliminary Plan and PUD plans on file. The proposed density and lot sizes are similar and compatible to existing residential development. The existing facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density.
  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 addition areas of open space and transitions such as the Jimmy Camp Creek corridor and the FMIC ditch.
  4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Carriage Meadows North is in response to the market demand for single family residential lots

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer on the north side of Fontaine Boulevard at Carriage Meadows Drive, watermain in Fontaine Boulevard and the west side of Marksheffel Road, two storm sewer extensions from Jimmy Camp Creek, and one storm sewer from Fontaine Boulevard. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and a detention/WQ pond to serve the site. All proposed facilities will be in accordance with El Paso County design standards.

A deviation is requested. A waiver of landscape is requested below.

- ❑ **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 Preliminary Plan and PUD Development Plan approved for this site.

- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Carriage Meadows North Filing No. 1 comprises 68.67 acres.

- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 155 Single Family Residential Dwelling Units on 34.05 acres (4.55 Du/ Acre). We did not include future development tracts, Jimmy Camp Creek (20.46ac), or the FMIC area for calculating density.

- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** Tract D (9.7 Acres) and Tract E (4.3 Acres) will be developed as commercial properties in the future. Site specific development plans, including landscaping, will be provided when these two parcels are developed.

And final plats

- ❑ **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 = 68.67acres. Open Space, detention = 23.91 acres (34.8% of 68.67 acres). This includes one detention pond tract and several tracts for buffers, and Jimmy Camp Creek as open space.

- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. A trail on the east side of Jimmy Camp Creek was constructed in 2006 and shall be maintained in an easement by El Paso County Parks. All open space tracts will be maintained by the Lorson Ranch Metropolitan District. The existing soft surface maintenance drive along the western banks of the creek can also be utilized for pedestrian access and use.

- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Carriage Meadows North 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 Final Plat includes a final landscape plan for the streetscape plantings along Marksheffel Road. Along Fontaine Blvd. there is existing landscaping that shall remain. The remaining landscape planned along the commercial tract frontages will be designed and constructed as part of the commercial parcel's site-specific development plans. A landscape waiver is being requested for Section 6.2.2.B(1) of the EPC Land Development Code to reduce the requirement of one street tree for every 20' of linear frontage for arterial roadways to one tree for every 30' of linear frontage along Marksheffel Rd. The reason for the waiver request is that 421' of linear frontage is encumbered by utility easements and the FMIC ditch which prevent landscaping from being planted, effectively reducing the area available for planting. The reduced tree spacing distance of 1 tree per 30' permits adequate spacing between trees and prevents overcrowding. The proposed landscaping along Marksheffel Rd. includes 1 tree per 30 linear feet of frontage, including the encumbered areas, for a total of 67 trees as well as a landscape buffer of varying widths. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' concrete screen fence proposed along Marksheffel Rd. This concrete fence will match the existing fencing at the main entrance to the development at Fontaine Blvd. This concrete fence provides another level of buffering for the residents along Marksheffel Rd. in addition to the proposed landscaping and landscape buffer.

If your asking for this waiver after the PUD east waiver was denied, also request above and provide justification for the waiver. Staff does not support the waiver along Marksheffel Rd due to the, nearness of the lots to the roadway, heavy traffic and noise. See Landscape plan comments for further waiver discussions.

To waive landscape you would need to amend the PUD, as a condition req. the plan would meet Code. Staff allowed you to decrease the LS buffer due to the Marksheffel w/o amendment to PUD with the understanding you would meet criteria, and now your asking for additional waivers.

- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard/Carriage Meadows Drive and Marksheffel Road/Peaceful Ridge Drive (RI/RO)
- ❑ **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:** Carriage Meadows North 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. A license agreement may be required with El Paso County to permit the placement of the mailbox clusters within the public right of way.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site has been completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfy the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. A separate 100' access tract (Tract I) is platted and follows the future alignment of Fontaine Boulevard. Tract I will provide interim access to the school site until Fontaine Boulevard is constructed and platted as ROW. The access tract will be permanently platted as right-of-way when the first plat East of the East Tributary of Jimmy Camp Creek is prepared and recorded.
- ❑ **ROW VACATION:** In 2015 Marksheffel Road was reconstructed by El Paso County which included areas west of Carriage Meadows North Filing No. 1. As part of the county reconstruction project ROW was acquired by the county for road widening and for the installation of a concrete box culvert (4'x7') located 2,200 feet north of Fontaine. A 57'x57' rectangular area of ROW was extended east to encompass the box culvert and wingwall construction. Carriage Meadows North proposes to remove the wingwalls and construct a manhole and storm sewer flowing north to Peaceful Ridge Drive to convey runoff from the box culvert to Jimmy Camp Creek. This storm sewer realignment will eliminate the need for the rectangular ROW area and this plat vacates a portion of the rectangular area. This storm sewer realignment is in conformance with the previously approved preliminary plan for Carriage Meadows. The ROW vacation will be platted into a portion of Lot 40 and Lot 41, a buffer tract, and ROW. Carriage Meadows North will reimburse the county for ROW vacation that is used as lots/tracts.

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