

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Jim Egbert, Chair

FROM: Kari Parsons, PM/Planner II
Jeff Rice, PE, Engineer III
Craig Dossey, Executive Director

RE: Project File #: PUDSP-16-003
Project Name: Lorson Ranch East Planned Unit Development/
Preliminary Plan
Parcel Nos.: 55000-00-402, 55000-00-403, 55000-00-404, 55000-00-406, 55000-00-267, 55000-00-268, 55000-00-269, 55144-00-006, 55144-00-007, 55144-08-088, 55133-01-001, and 55231-00-003

| OWNER: | REPRESENTATIVE: |
|--|---|
| Lorson Conservation Invest I, LLLP. Lorson, LLC. Nominee Eagle Development Company Murray Fountain, LLC. 212 N. Wasatch Ave., Suite 301 Colorado Springs, CO. 80903 | Thomas and Thomas Jason Alwine 702 N. Tejon Street Colorado Springs, CO. 80903 |

Commissioner District: 4

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| Planning Commission Hearing Date: | 1/2/2018 |
| Board of County Commissioners Hearing Date | 1/23/2018 |

EXECUTIVE SUMMARY

A request by Lorson Conservation Invest I, LLLP, Lorson, LLC Nominee, Eagle Development Company, and Murray Fountain, LLC, for approval of a combined planned unit development (PUD)/preliminary plan for the Lorson Ranch East PUD (Planned Unit Development) Development Plan and preliminary plan. The twelve parcels, totaling

274.59 acres, are located north of the Peaceful Valley Lake Estates Subdivision, south of Bradley Road, west of the anticipated future extension of Meridian Road and east of Marksheffel Road, and more specifically located along the east side of the East Tributary of Jimmy Camp Creek, and are within Sections 13, 14, 23 and 24, Township 15 South, Range 65 West of the 6th P.M. The northernmost portion of the proposed PUD area is within the boundaries of the Highway 94 Comprehensive Plan (2003). The remaining southernmost portion is not included within a comprehensive planning area.

The applicants are proposing to phase the development of 826 single-family lots, rights-of-way, a 25-acre school facility tract, a 17-acre future development tract, and 30 tracts for drainage, utilities, public improvements, easements, landscape, and open space, in five (5) phases as depicted on the plan.

The Lorson Ranch East PUD development plan can meet the submittal and review criteria for a map amendment (rezoning) to a PUD (Planned Unit Development) zoning district if the requested PUD modifications are approved. The proposed PUD development plan also meets the submittal and review requirements for a preliminary plan as well as the general development standards of Chapter 6, the preliminary plan review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2016). The Board of County Commissioners has authorized the approval of a PUD development plan that also meets the requirements and standards of a preliminary plan to constitute approval of the preliminary plan.

Water and wastewater services will be provided by Widefield Water and Sanitation Metropolitan District. A finding of water sufficiency is requested with the preliminary plan portion of this application.

A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: Approval of a PUD development plan to develop 826 single-family residential lots, public rights-of-way, a school facility tract, a future development tract, and 30 tracts for drainage, easement, utility, public improvements, landscape, and open space. A finding of water sufficiency is also requested with the preliminary plan portion of this application.

In accordance with Section 4.2.6.E, of the El Paso County Land Development Code (2016), a PUD development plan may be approved as a preliminary plan. The applicants request that the PUD development plan also be approved as a preliminary plan. Pre-development site grading approval is also requested with the preliminary plan.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

Modification of Section 6.2.2.B.1 of the LDC

The applicants are requesting approval of a PUD modification of Section 6.2.2.B.1 of the LDC (2016) with this application. This section of the LDC requires roadway landscaping and landscape setbacks adjacent to roadways based upon the roadway classification.

Section 6.2.2.B.1, Table 6-1, Roadway Landscaping Required by Roadway Classification

| Road Classification | Depth of Roadway Landscaping Area | Required Trees (Trees/Linear Foot of Frontage) |
|--|-----------------------------------|--|
| Expressway, Principal Arterial | 25 feet | 1 per 20 feet |
| Urban Interchange/Intersection | 25 feet | NA |
| Minor Arterial | 20 feet | 1 per 25 feet |
| Non-Arterial ¹ | 10 feet | 1 per 30 feet |
| ¹ The required depth of the roadway landscape area shall be increased to 15 feet along a non-arterial road or public alley where the road or alley separates a non-residential use from a residential zoning district. The number of required trees shall be increased to 1 per 15 feet of linear frontage. A minimum of ⅓ of the trees shall be evergreen trees. | | |

The applicants are proposing to reduce the number of trees to be planted adjacent to Fontaine Boulevard, a principal arterial, from a requirement of one (1) tree to be planted for every 20 feet of linear roadway to one tree per every 30 feet of linear roadway. The applicants are constructing Fontaine Boulevard to a collector (non-arterial) standard in the interim based on the average daily trips (ADT) that the development is anticipated to create. Fontaine Boulevard is anticipated to be brought up to a principal arterial road standard when the ADT warrant the upgrade. This long-term upgrade is anticipated in the El Paso County Major Transportation Corridors Plan Update (MTCP) (2016) and would be completed by other developers or the County, depending on long-term

development in the area east of Lorson Ranch and the construction of the extension of Meridian Road along the eastern boundary of Lorson Ranch.

Section 6.2.2.B.2.e, Single-family PUD Roadway Landscaping, of the Code states, “Roadway landscaping is not required along local residential roadways (non-arterial) within a residential PUD.”

Fontaine Boulevard, which will be constructed as a collector roadway, is not anticipated to be upgraded to a principle arterial until the average daily trip generation increases to warrant such arterial classification. It is anticipated the warrant would not be met for an undetermined number of years in the future; therefore, the PCD Director has recommended the PUD modification for the roadway landscape standards be approved.

Modification of Section 2.3.2 of the ECM

The applicants are requesting approval of a PUD modification of Section 2.3.2 of the ECM. This section of the ECM summarizes many of the minimum roadway design standards by category and functional classification, including intersection spacing and paved width.

ECM Section 2.3.2., Table 2-7, *Roadway Design Standards for Urban Collectors and Locals*

| Criteria | Collectors | | Local | |
|---|---------------------|---------------------|---------------------|------------------------------------|
| | Non-Residential | Residential | Local | Local ⁴ (low volume) |
| Design Speed / Posted Speed (MPH) | 40 / 35 | 40 / 35 | 25 / 25 | 20 / 20 |
| Clear Zone | 14' | 14' | 12' | 7' |
| Minimum Centerline Curve Radius | 565' | 565' | 200' | 100' |
| Number of Through Lanes | 2 | 2 | 2 | 2 |
| Lane Width | 12' | 12' | 12' | 12' |
| Right-of-Way | 80' | 60' | 60' ³ | 60' ³ |
| Paved Width (Excluding Gutter Pan) | 48' | 36' | 30' | 24' |
| Median Width (Including Curb & Gutter) | 12' | n/a | n/a | n/a |
| Shoulder Width (Ext., Excluding Gutter) | 6' | 6' | n/a | n/a |
| Shoulder Width (Int., Excluding Gutter) | n/a | n/a | n/a | n/a |
| Required Curb/ Gutter Type (Vertical) | 6" | 6" | 6" (or ramp) | 6" (or ramp) |
| Sidewalk Width (@ FL) | 5' detached | 5' detached | 5' attached | 5' attached |
| Design ADT | 20,000 | 10,000 | 3,000 | 300 |
| Design Vehicle | WB-50 | WB-50 | WB-50 | SU-30 |
| Bike Lanes Permitted | No | Yes | No | No |
| Access Permitted | No ⁵ | No ⁵ | Yes | Yes |
| Access Spacing | See Table 2-35 | See Table 2-35 | Frontage | Frontage |
| Intersection Spacing | 660' ² | 660' ² | 175' | 150' |
| Parking Permitted | No | No | Yes | Yes |
| Minimum Flowline Grade of Curb | 50% | 50% | 50% | 50% |
| Centerline Grade (Min.-Max.) | 0.5-6% ¹ | 0.5-8% ¹ | 0.5-8% ¹ | 0.5-8% ¹ |
| Intersection Grades (Min.-Max.) | 0.5-4% | 0.5-4% | 0.5-4% | 0.5-4% |

¹ 10% maximum grade permitted at the discretion of the ECM Administrator
² 330 feet when intersecting local roadways
³ 50-foot right-of-way plus two 5-foot Public Improvements Easements granted to El Paso County
⁴ Section can be used for cul-de-sacs, or roads with two ways out having a maximum of 300 ADT and a maximum length of 1,200 feet
⁵ Where no local public or private roadway can provide access, temporary or partial turn movement parcel access may be permitted

The applicants are proposing to reduce the intersection spacing from 175 feet, as required, to 165 feet for urban local residential roadways intersecting with collector roadways. The specific intersections for which the PUD modification is being requested include the following:

- Lamprey Drive and Yamhill Drive
- Lamprey Drive and Shavers Drive
- Lamprey Drive and Clarion Drive
- Lamprey Drive and Aliso Drive
- Lamprey Drive and Nolin Drive
- Trappe Drive and Horton Drive

The applicants are proposing to reduce the intersection spacing from 660 feet, as required, to 345 feet for urban residential collector roadways intersecting with collector roadways. The specific intersection for which the PUD modification is requested is the intersection of Trappe Drive and Magothy Drive.

The applicants are proposing to reduce the intersection spacing from 660 feet, as required, to a minimum of 550 feet for urban residential collector roadways intersecting with collector roadways. The specific intersections for which the PUD modification is requested are the following:

- Lorson Boulevard and Willapa Drive (575 foot)
- Lorson Boulevard and Skuna Drive (550 foot)
- Lamprey Drive and Clarion Drive (561 foot)

In the letter of intent, the applicants cite the need for the reductions in intersection spacing due to the limited development allowed within the Colorado Springs Utilities Southern Delivery System (SDS) easement and the powerline easement (both easements are depicted on the attached PUD Development Plan). Planning and Community Development Staff and the County Engineer/ECM Administrator have worked with the applicant to reduce the number of proposed PUD modifications and have no objection to the remaining reduced intersection spacing modifications, taking into account the Colorado Springs Utilities Southern Delivery System easement and the smaller size of the proposed urban lots. In addition, the traffic study supports the modifications and identifies that in the event of future improvements to Fontaine Boulevard, the accesses are anticipated to be modified to right-in/right-out or removed.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval.

B. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria as identified in Section 4.2.6 of the El Paso County Land Development Code (2016) have been met in order to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- 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 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 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 allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- 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 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;
- 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;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

- The owner has authorized the application.

The applicants have requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2016) for a preliminary plan require the Planning Commission and the BoCC find that the following criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- 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;
- 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.
- 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)];
- 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;
- 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;
- 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;

- Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

| | |
|--------------------------------------|---------------------------|
| North: City of Colorado Springs | Vacant |
| South: RR-5 (Residential Rural) | Single-family residential |
| East: PUD (Planned Unit Development) | Vacant |
| West: PUD (Planned Unit Development) | Single-family residential |

E. BACKGROUND

The Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-03-002) was approved by the Board of County Commissioners on March 25, 2004. The Lorson Ranch Overall Development and Phasing Plan (PUD-05-003) was approved by the Board of County Commissioners on December 15, 2005. The Overall Development and Phasing Plan was subsequently amended in November, 2006 (PUD-06-011). The Overall Development and Phasing Plan approval addressed general land uses, overall density, and appropriate transitions and buffers. It also designated major open space, drainage, and transportation corridors.

Approximately 1,737 single-family lots have been platted throughout the Lorson Ranch development. As development has occurred within the Lorson Ranch community, the anticipated open space and school locations have changed. Other changes include downgrading some of the roadway classifications within the development. A minor amendment to the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-1) was approved on April 21, 2016. The amendment included a revision to the location of the anticipated school site and open space as well as minor density changes within the planning area and downgrading the classification of certain roadways to be determined following review of traffic studies submitted with subsequent final plats.

This request for approval of a 274.59 acre development is proposed to include: 826 single-family residential lots; 30 drainage, open space, utility and easement tracts; a future development tract; and an El Paso County owned school site tract. The proposed overall density of 3.55 dwelling units per acre is consistent with the

approved amended sketch plan. The 25 acre school facility tract and the 17 acre future development tract are not included in the density calculation.

The school facility tract depicted on the PUD development plan/preliminary plan is served by two roadways, Fontaine Boulevard and Lamprey Drive, and by utility infrastructure that the developer is required to construct pursuant to a School Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amendment by approval of the Board of County Commissioners on August 23, 2016. The District is anticipated to submit a site development plan to the Planning and Community Development Department for the school facility; however, an exact date for that submittal is unknown at this time.

F. ANALYSIS

1. Land Development Code Analysis

The Lorson Ranch East PUD development plan and development guidelines comply with Section 4.2.6 of the El Paso County Land Development Code (2016), except as otherwise altered by the requested PUD modifications. This application meets the Planned Unit Development submittal requirements and the standards for Planned Unit Development in Chapter 4 of the Code.

This application also meets the preliminary plan submittal requirements, the General Development Standards of Chapter 6, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Code.

2. Zoning Compliance

The Lorson Ranch East PUD development plan identifies allowed and accessory uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The Lorson Ranch East PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Code.

3. Policy Plan Analysis

A finding of consistency with the El Paso County Policy Plan (1998) was made with the previously approved Lorson Ranch Sketch Plan Amendment. The Lorson Ranch East PUD Development Plan/ Preliminary Plan is consistent with the approved sketch plan amendment.

4. Small Area Plan Analysis

The northern portion of the proposed Lorson Ranch East PUD Development Plan/Preliminary Plan is within the Highway 94 Comprehensive Plan (2003) area. Specifically, the northern portion of the proposed PUD/preliminary plan is within Sub-Area 4, Colorado Centre, of the Highway 94 Plan. Fontaine Boulevard is depicted as the southern boundary line of the Plan area. The remainder of the proposed PUD/preliminary plan is not within the boundaries of a comprehensive planning area.

The Colorado Centre Sub-Area identifies “recommendations” relative to development. The “recommendations” identified within the Plan are as follows:

- “An overriding concern in the Sub-Area is compatibility with City industrial and residential areas.”
- “Urban uses are recommended for County enclaves surrounded by the City of Colorado Springs. Enclaves should be built to City standards and ultimately annexed in the City of Colorado Springs.”
- “Within unincorporated areas of the Sub-Area, five-acre densities are recommended. 35-acre densities are recommended east of Jimmy Camp Creek. Once City properties are developed, five-acre densities should be accommodated east of Jimmy Camp Creek.”

Approval of the original Lorson Sketch Plan (2003) and overall PUD development plan (2005) created an inconsistency with the third recommendation for the Sub-Area regarding densities east of Jimmy Camp Creek. Near the time of the sketch plan and overall PUD plan approval central services for water and wastewater were made available by the expansion of, Widefield Water and Sanitation District’s service area into the Sub-Area promoting urban development to occur within the County in lieu of annexation into the City of Colorado Springs. The availability of central services inherently impacted the character of the Sub-Area from potential rural developments to more urban developments at higher densities without requiring annexation into the City of Colorado Springs.

5. Other Master Plan Elements

The proposed PUD development plan/preliminary plan is consistent with or does not create negative impacts to elements depicted on the El Paso County Wildlife Habitat Descriptors Map (1996), the El Paso County Community Services Parks Master Plan (2014), the Master Plan for Mineral Extraction (1996), and the El Paso County Major Transportation Corridors Plan Update (2016), which is further addressed below.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geology, soils, and hazards report was submitted with this request. The applicants propose to mitigate the hazards identified in the report by utilizing common construction practices to be determined with the issuance of lot specific building permits. There is floodplain depicted within the PUD development/preliminary plan. The lots that are proposed to be located within the floodplain shall not be platted until the Letter of Map Revision (LOMR) is completed. The earthwork and channel improvements necessary to complete the LOMR may not be completed until the preliminary plan is approved and issuance of pre-site development grading is approved by the Board of County Commissioners as requested.

2. Wildlife

Potential impacts to wildlife are generally low to moderate as depicted in the El Paso County Wildlife Descriptors Map (1996).

3. Floodplain

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0957F and 08041C1000F, of the western edge of this development (proposed Tracts D and M) will be within the FEMA 100-year floodplain containing the Jimmy Camp Creek East Tributary. The Lorson Ranch developer has processed Conditional Letters of Map Revision (CLOMRs) through FEMA for each segment of the channel requiring improvements. Improvements to the portion of the East Tributary channel south of Fontaine Boulevard, continuing south of Lorson Boulevard have been completed with previous Lorson Ranch plats to the west, and a Letter of Map Revision (LOMR) accepting and mapping those improvements has been obtained from FEMA. Improvements to the East Tributary north of Fontaine Boulevard and the bridges over Lorson Boulevard and Fontaine Boulevard are all required in order to provide a stable drainage way and access to the Lorson Ranch East development. Each of these improvements will require floodplain development permits from the Regional Floodplain Administrator. The Lorson Ranch Metropolitan District No. 1 will be responsible for ownership and maintenance of the East Tributary through the site.

4. Drainage and Erosion

The Lorson Ranch East development is located within the Jimmy Camp Creek drainage basin, which does not have a County-approved Drainage Basin Planning Study (DBPS). The Jimmy Camp Creek Basin has been studied and a DBPS adopted by the City of Colorado Springs in 2015. That study was not complete for County purposes; however, its design concepts are appropriate and acceptable and

are being used by the engineers for the purposes of designing the drainage plan for this development. Drainage and bridge fees are in effect under the “Miscellaneous Drainage Basins” (unstudied) category for the Jimmy Camp Creek basin and will apply at the time of platting.

A Master Development Drainage Plan (MDDP) and Preliminary Drainage Report (PDR) were reviewed with the application for this PUD/preliminary plan. Developed stormwater runoff will be routed through on-site full-spectrum detention/water quality ponds which will limit runoff to approximately historic peak flow levels prior to discharging to Jimmy Camp Creek East Tributary. The reports conclude that with the proposed improvements, “The proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream.”

Proposed improvements to the Jimmy Camp Creek East Tributary include low-flow channel grading, drop structures and bank stabilization measures north of Fontaine Boulevard. Improvements south of Fontaine Boulevard through the site have been constructed with previous Lorson Ranch subdivisions to the west as mentioned in the “Floodplain” section above.

The applicants have requested pre-development site grading approval with the Lorson Ranch East PUD/Preliminary Plan. Grading and Erosion Control plans and a Stormwater Management Plan (SWMP) have been provided addressing measures to be taken to minimize erosion onsite and control sediment transfer onsite and downstream.

5. Transportation

Lorson Ranch East is located east of Marksheffel Road past the current easternmost termination of Fontaine Boulevard. The development will take access from Fontaine Boulevard and Lorson Boulevard, both requiring bridges to be constructed over Jimmy Camp Creek East Tributary.

Fontaine Boulevard is classified as a 4-lane principal arterial in the MTCP, connecting to Marksheffel Road on the west side of the overall Lorson Ranch development and eventually connecting to the future extension of Meridian Road along the east edge of the development. Fontaine Boulevard is currently constructed to Old Glory Drive, west of the East Tributary of Jimmy Camp Creek. The initial construction of Fontaine Boulevard through Lorson Ranch East will be a collector/minor arterial cross-section with a center left-turn lane to accommodate the

traffic generated by the proposed development as shown on the PUD/preliminary plan and the associated traffic impact study.

Lorson Boulevard is proposed as a collector road providing a second point of access to Lorson Ranch East and will run from Marksheffel Road east, curving north and eventually connecting to Fontaine Boulevard east of the proposed Lorson Ranch East development. The first portion of Lorson Boulevard, which extends from Marksheffel Road to Jimmy Camp Creek, is being constructed with the Carriage Meadows South final plat. These existing and proposed roads are adequate to serve the Lorson Ranch East development.

In the long-term, if it is necessary to widen Fontaine Boulevard or Lorson Boulevard to a 4-lane arterial cross-section, this development has provisions to allow deeding of necessary portions of the landscape tracts along these roads from the Lorson Ranch Metropolitan District No. 1 to the County at no cost to the County. This requirement is also addressed in the recommended conditions of approval.

As described in Section A of this staff report, the applicants have requested several modifications to ECM standards with this PUD/preliminary plan. Section A also includes the recommendations of the LDC and EDM Administrators on each of modification requests.

H. SERVICES

- 1. Water** The site is proposed to be served by the Widefield Water and Sanitation District.

Sufficiency: Sufficient

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The County Attorney's Office makes a favorable recommendation for a finding of sufficiency with regard to water quantity and dependability for the preliminary plan portion of this request. El Paso County Public Health has made a favorable recommendation regarding water quality. The Board of County Commissioners is anticipated to make a finding for water sufficiency, including quality, quantity, and dependability, with approval of the preliminary plan portion of this request.

2. Sanitation

The development is proposed to be served by the Widefield Water and Sanitation District. El Paso County Public Health has reviewed the wastewater report submitted with this application and has no concerns.

3. Emergency Services

Security Fire Protection District has committed to serve the development.

4. Utilities

Mountain View Electric Association will provide electrical service to the development. Black Hills Energy will provide natural gas to the development. Public utility easements, as applicable, shall be depicted on all final plats.

5. Metropolitan Districts

The property is within Lorson Ranch Metropolitan District Nos. 1, 3, 4, and 5. It is anticipated by staff and the applicants that District No. 1 will be responsible for maintaining the open space, and landscaped areas along the platted public right-of-way throughout the development.

6. Parks/Trails

Regional park (Area 4) fees and Urban park (Area 4) fees in lieu of land dedication shall be paid at the time of recordation of all final plats. The applicants are proposing to provide pedestrian connections to the trail corridor along the east tributary of Jimmy Camp Creek. The east tributary of Jimmy Camp Creek trail corridor ties into the trail at the northern boundary of the Lorson Ranch development heading west to the main branch of Jimmy Camp Creek where a regional trail corridor is located.

7. Schools

This combined PUD development plan/preliminary plan is located within the boundaries of Widefield School District No. 3. The developer is not required to pay fees in lieu of land dedication for a school site pursuant to a School Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amendment by approval of the Board of County Commissioners on August 23, 2016. The amendment removed the land bank located in the southeast corner of the overall Lorson Development, and instead requires an alternate 25 acre school site tract be identified, which occurred with the platting of the Pioneer Landing Filing No. 2

subdivision. The school site is depicted on sheet 4 of 9 of the PUD development plan/preliminary plan drawing attached below.

I. APPLICABLE RESOLUTIONS

Approval Page 29 and 25

Disapproval Page 30 and 26

J. STATUS OF MAJOR ISSUES

There are no major issues or concerns with this application.

K. CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2016), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with the combined PUD development plan/preliminary plan. Minor changes to the Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal combined PUD development plan/preliminary plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan prior to recordation.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. Applicants and Lorson Ranch Metropolitan District agree that, with the respective final plat(s), all tracts adjacent to Lorson Boulevard and Fontaine Boulevard shall be reserved for potential public improvements to those roads. The Lorson Ranch Metropolitan District No. 1 will own and maintain these tracts until such time, if any, that the County requests the deeds conveying the portions of these tracts necessary for right-of-way purposes to El Paso County at no cost to the County. El Paso County, its agent(s) or assignee(s) may request the deeds and construct roadway improvements within these tracts at any time at the County's sole discretion. Landscaping allowed to remain within the acquired right-of-way shall continue to be maintained by Lorson Ranch Metropolitan District No. 1 under a Landscape License Agreement allowing maintenance of landscaping within the platted rights-of-way within Lorson Ranch East Filing No. 1.
8. The Lorson Ranch Metropolitan District No. 1 shall accept and retain responsibility for maintaining detention/water quality facilities in Lorson Ranch East and the Jimmy Camp Creek East Tributary through the development. In accordance with Section 8.5.5(B) of the Land Development Code, the developer shall plat all tracts in their entirety that are deemed by the County to be necessary for drainage improvements and maintenance, including the Jimmy Camp Creek East Tributary, associated with each respective final plat within the Lorson Ranch East development.
9. In accordance with the Lorson Ranch Sixth Amended Development Agreement, no more than 1,750 dwelling units shall be permitted east of Jimmy Camp Creek until both bridges over Jimmy Camp Creek have been constructed to provide a second point of access.
10. No lots within the limits of the floodplain shall be final platted until the LOMR is approved for the affected areas.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions

or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
3. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
4. Approval of the preliminary plan portion of the combined plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified forty – seven (47) adjoining property owners on December 14, 2017, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Development Plan / Preliminary Plan
Amended Sketch Plan (2016)
State Engineers Letter
County Attorney's Letter
Widefield Water and Sanitation District
El Paso County Public Health

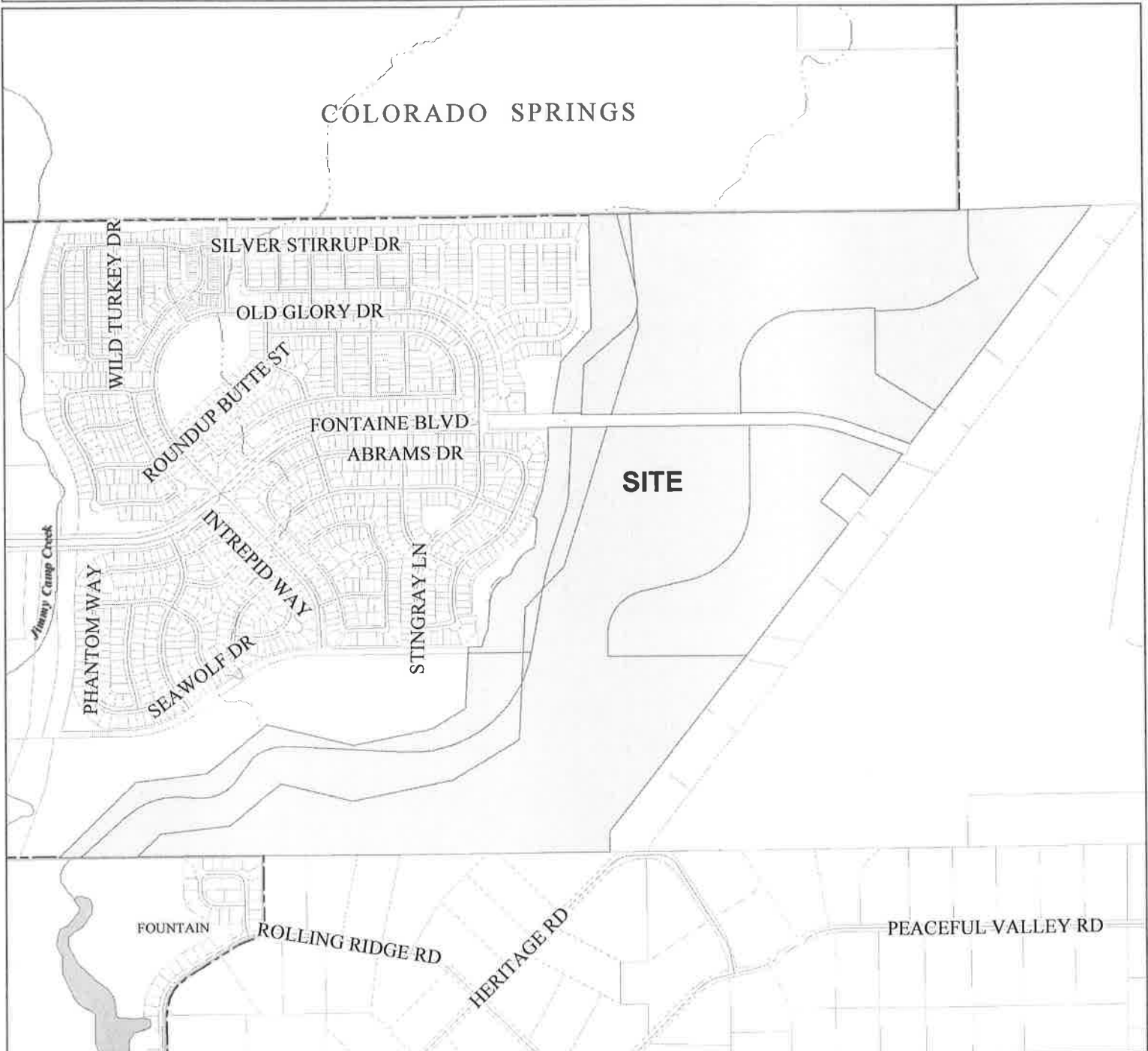
El Paso County Parcel Information

File Name: PUDSP-16-003

Zone Map No.: --

Date: December 14, 2017

| PARCEL | NAME |
|------------|----------------------------------|
| 5500000404 | LORSON LLC NOMINEE FOR |
| 5500000402 | LORSON LLC NOMINEE FOR |
| 5500000269 | LORSON LLC NOMINEE FOR |
| 5500000268 | LORSON LLC NOMINEE FOR |
| 5500000267 | LORSON LLC NOMINEE FOR |
| 5500000406 | LORSON LLC NOMINEE FOR |
| 5500000403 | LORSON LLC NOMINEE FOR |
| 5500000402 | LORSON LLC NOMINEE FOR |
| 5513301001 | BOARD OF COUNTY COMMISSIONERS OF |
| 5514400007 | LORSON LLC NOMINEE FOR |
| 5514400006 | LORSON LLC NOMINEE FOR |
| 5514408088 | EAGLE DEVELOPMENT COMPANY |



LORSON RANCH EAST

PUD Development, Preliminary Plan, Early Grading Request and Installation of Utilities

Vicinity Map:



Prepared By:

THOMAS  **THOMAS**

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W: www.ttplan.net

Developer:

Lorson LLC
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Colorado Springs, Co 80903
(719) 635-3200

Planners:

Thomas & Thomas
Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, Co 80903
(719) 578-8777

Civil Engineers:

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

LSC Transportation Consultants

101 North Tejon St. STE. 200
Colorado Springs, CO. 80903
(719) 633-2868

Site Location, Size, Zoning:

Thomas & Thomas, on behalf of Lorson LLC Nominee for Lorson Conservation Invest I, LLLP., Lorson, LLC. Nominee for Murray Fountain, LLC., and Eagle Development Company, is respectfully submitting development applications for Lorson Ranch East to include a combined PUD Development Plan/ Preliminary Plan and request for early grading. The site is 274.59 acres located within the eastern portion of Lorson Ranch, east of the Jimmy Camp Creek East Tributary. Lorson Ranch East will be a continuation of the Lorson Ranch development and will open up the eastern portions of Lorson Ranch to development as new roadways will be designed and constructed bridging East & West. The site is currently zoned RM (Residential Medium 7-10 DU/ Acre); RLM (Residential Low/ Medium 4-6 DU/ Acre); and RMH (Residential Medium/ High 10-13 DU/ Acre) as illustrated on the Lorson Ranch Zoning & Conceptual Plan approved by the Board of County Commissions on November 16, 2006. In addition, these land use designations were carried forward with the Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place. In addition, there is an existing

2 Acre Mountain View Electrical substation that shall remain. The design of the Lorson Ranch East development project takes these elements into account and will cause little to no impact.

Request & Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan and a Pre-Development Early Grading Request for the Lorson Ranch East project within Lorson Ranch. The PUD Development and Preliminary Plan shows the detailed design of the single-family detached residential community as well as identify the development standards for the proposed development. The Preliminary Plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large and grading operations are expected to be substantial, the early grading request will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat. Early installation of wet utilities is also being requested for the main trunk lines within arterial and collector roadways in order to provide the school site with the required infrastructure and provide construction phasing options for development within Lorson Ranch East.

The Lorson Ranch East PUD and Preliminary Plan includes the future 25.0 Acre school site located at the northeast corner of Fontaine Blvd. and Lamprey Drive. This school site is a result of an approved agreement with Widefield School District No. 3 recorded August 24, 2016 (216095697) Resolution Number 16-307. For more information regarding the school site please refer to the "School District" section below.

Finally, the proposal includes request for PUD modifications related to landscape and traffic requirements. These modifications are discussed in more detail below in the appropriate sections.

The proposed application includes 826 new single family lots for a density of 3.55 DU/ Acre. The density calculation does not include the 25 acres school site or the 17 acre future development parcel. The site layout for Lorson Ranch East includes three minimum size lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types. The site is bordered by the Jimmy Camp Creek East Tributary on the west, Banning Lewis Ranch to the north, the existing 325' wide powerline easement to the east, and vacant Lorson Ranch property to the south. Both Fontaine Blvd. and Lorson Blvd. will be constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Phase 1. The approved Lorson Ranch Development Agreement #6, as amended, requires the construction of a second access across the East Tributary of Jimmy Camp Creek with development east this tributary.

There is no proposed access to the south into Peaceful Valley Estates. Fontaine Blvd. as well as Lorson Blvd. will be designed to handle existing and proposed traffic expected to be developed 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 and also to take advantage of surrounding land uses. Within the Lorson Ranch development, open space and community connections are planned providing easy access to both Jimmy Camp Creek as well as the adjoining neighborhoods. The PUD and Preliminary Plan proposes 53.77 acres of open space which is 19.6% of the total site acreage where only 27.46 Acres (10%) of open space is required within the PUD zoning district. Of this 53.98 acres being provided with Lorson Ranch East, 5.98 acres of open space were originally included with Pioneer Landing Filing 2 & 3. This acreage is being replatted with Lorson Ranch East as part of the Jimmy Camp Creek East Tributary improvements to be completed as part of this project.

The phasing of the project will be completed in multiple phases occurring over several years. While the PUD/ Preliminary Plan drawings illustrate a proposed phasing plan, the construction of phasing may occur simultaneously or out of order based on market trends, infrastructure needs, and constructed traffic connections at the time of actual development. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

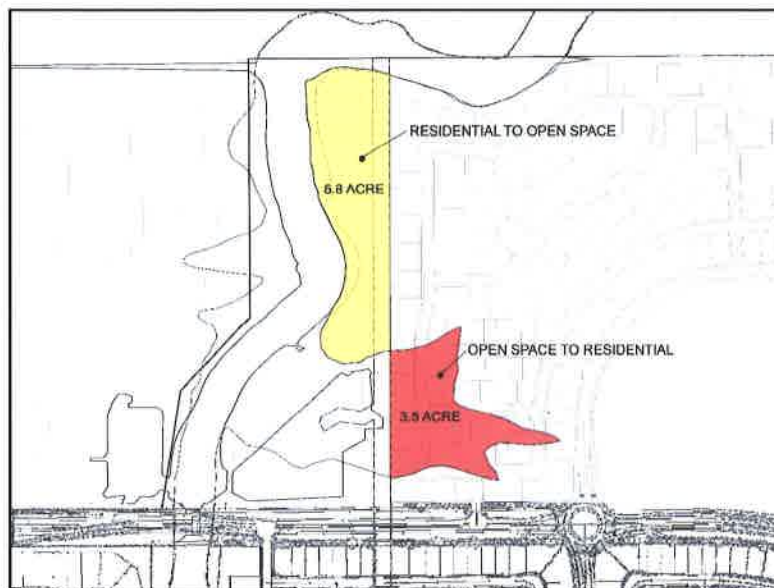
As with previous Lorson Ranch developments, Lorson Ranch East will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous agreements remaining in effect.

El Paso County PUD Section 4.2.6(D) Approval Criteria, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The development plan sets forth the final plans for development of the PUD district including detailed use, dimensional, and development standards, building and parking locations, service connections, landscaping and other important site improvements. The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy Plan provides general direction in terms of density, buffers, transitions, and infrastructure where no small area plan exists.

The proposed Lorson Ranch East project advances the stated purposes set forth in this section and is in general conformance with the El Paso County Master Plan, the Highway 94 Comprehensive Plan, and the approved Lorson Ranch Sketch Plan as amended.

The approved Lorson Ranch Sketch Plan Amendment identifies several residential density zoning designations to include RM (Residential Medium 7-10 DU/ Acre); RLM (Residential Low/ Medium 4-6 DU/ Acre); and RMH (Residential Medium/ High 10-13 DU/ Acre). The PUD Development Plan/ Preliminary Plan submitted with this application remains consistent with the approved Sketch Plan by maintaining the approved residential zoning designation and approved densities. The approved Sketch Plan also indicates two areas of higher density designations which include 9.1 acres of RMH (Residential Medium/ High 10-13 DU/ Acre) and 7.5 acres of RM (RM Residential Medium). While these higher densities are permitted, the Lorson Ranch East PUD is utilizing a lower density throughout the project in response to current demand and market trends within this overall development. The proposed overall density of 3.55 DU/ Acre is consistent with both the approved densities and with communities already established within Lorson Ranch. The density calculation does not include the 25 acres school site or the 17 acre future development parcel. The approved Sketch Plan Amendment also indicates approximately 3.5 acres of an open space 'finger' to be located northwest of the current Fontaine Blvd. and Lamprey Dr. intersections. This 3.5 acres of open space is currently located within the existing floodplain limits and at the time of the Sketch Plan Amendment it was undetermined the proposed improvements for this area. The proposed Lorson Ranch East PUD seeks to develop this area with residential units by mitigating the floodplain through the CLOMR/ LOMR process. As a result this open space area is being removed. However, to offset the loss of this open space area, the proposed PUD incorporates approximately 5.8 acres of new open space that was originally proposed for RMH and RLM residential uses in this immediate area. This open space is located west of the SDS easement and includes access to soft surface trails as well as a potential location for a playground.



In addition to this proposed open space, an alternative walking/ biking route is being provided from the open space via soft surface trail corridors along the creek eastward to the school site along the Clarion Drive sidewalk.

The application 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 by meeting the submittal guidelines as illustrated in the zoning code and application packet. There has been substantial change in character of the area since the land was originally rezoned and the original Sketch Plan approved as several communities of residential development have been approved and constructed. This includes Lorson Ranch itself and several other projects within the general vicinity of this project including the Cottonwood Grove and Peaceful Ridge at Fountain Valley developments to the immediate west of Lorson Ranch.

The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the Pioneer Landing Filings 1-3, Ponderosa at Lorson Ranch, the Meadows at Lorson Ranch, and the recently approved Carriage Meadows South at Lorson Ranch. 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. Lorson Ranch East will be buffered to the north by portions of the existing Jimmy Camp Creek East Tributary and a 30' wide utility/drainage easement corridor. The remaining portions of Lorson Ranch East are buffered and surrounded either by the east tributary to the west, the existing power line easement to the east, or existing vacant land that is part of the overall Lorson Ranch to the south. There is no development proposed directly adjacent to Peaceful Valley to the south with this application nor are any roadway connections proposed.

The proposed PUD/ Preliminary Plan 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. This design approach supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *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.*

The proposed application provides adequate consideration for any potentially detrimental uses and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. The site design includes a 30' wide buffer/ utility easement along the northern boundary for example. The proposed plan also utilizes the east tributary of Jimmy Camp Creek as a natural buffer between development communities within Lorson Ranch. The creek banks also provide opportunities for trail corridors as well. There are no requirements for buffering to the east or south.

There are no areas of significant historical, cultural or recreational features found on site; however, the preservation of the natural Jimmy Camp Creek East Tributary is being taken into consideration with the lot lines set back some distance away from this drainage features. There is opportunity to provide a trail corridor along the banks of the east

tributary similar to the trail provided along the banks of the Jimmy Camp Creek Main Channel. This would provide the residents of Lorson Ranch another unique amenity not found within similar communities located nearby. This trail corridor may tie into the exiting sidewalk and trail network found within Lorson Ranch creating larger loops for walking, hiking, running, or cycling.

The proposed single family residential use 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 are adequately sized to meet the demands of this phase and other future phases. A sufficient water supply has been acquired and can provide the water necessary for the proposed 826 units. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

By providing open space areas and extending existing utility services already approved and in place, the Lorson Ranch East project supports both *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

Finally, a Geologic Hazards and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, 18 exploratory test borings were completed. There are no significant geological hazards; however, the potential for hazards or constraints do exist related to the potential for expansive or hydrocompactive soils. It may be necessary to design and implement mitigation alternatives on a lot by lot basis although the conditions found at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. Refer to the soils report for more detailed information.

2003 Highway 94 Comprehensive Plan

Per the Highway 94 Comprehensive Plan Map 8.1, a small portion of the Lorson Ranch East project appears to be within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan. This area of the project is located north of Fontaine Blvd with everything south of Fontaine Blvd. not part of the Highway 94 Comp Plan. 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. This proposal meets several of the Highway 94 plan's goals, most notably the following:

-Goal 1. Guide growth in a manner that respects the emerging needs of the community.....:

Lorson Ranch provides valuable and affordable housing to the Fountain Valley area. Lorson Ranch also provides housing along existing major transportation corridors such as Marksheffel Rd., Fontaine Blvd. and now the newly proposed Lorson Blvd.

-Goal 2. Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations:

This site was previously approved for residential development at a density of 7-10 du/acre and this continues the existing pattern of residential development. The proposed development also looks to preserve the Jimmy Camp Creek East Tributary as an amenity to the community. This natural feature provides opportunities for public trails and wildlife corridors.

-Objective 2.2: Ensure that the nature and intensity of proposed development are consistent with the Land Use Map and Sub-Area scenarios:

Sub-Area 4 recommends higher intensity development that will blend with the intensity of development inherent to the City of Colorado Springs. The proposed PUD and Preliminary Plan meets this objective as it is a continuation of single family residential development found within Lorson Ranch and adjacent subdivisions.

-Goal 3. Ensure that residential development is appropriate for the Planning Area:

Lorson Ranch East continues the existing development pattern already approved, built, and thriving elsewhere in Lorson Ranch. This area will be the first to be developed east of the Jimmy Camp Creek East Tributary.

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. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

School District:

Portion of the Lorson Ranch East subdivision may be subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170. Per this agreement, Lorson Ranch shall dedicate a 25 Acre school site located at the northeast corner of Fontaine Blvd. and Lamprey Drive. The 25 acre school site will be zoned "School Site" as part of this Lorson Ranch East PUD/ Preliminary plan and was dedicated to El Paso County for a future school use as part of the Lorson Ranch Pioneer Landing Filing No. 2 plat recorded on January 5, 2017, Reception No. 217713888. The school district will be responsible for submitting a detailed site development plan for review and approval to El Paso County Planning and Community Development. The school district shall address at that time participation in any necessary required traffic

impact fees, drainage fees, etc. that may be applicable for approval of the proposed school. As part of the school site dedication agreement, Lorson Ranch shall provide the roads, utilities and other public infrastructure necessary to support the use of the school site and school building. The timing of these improvements will be constructed as required within Phase 1 or as the school site developments.

Total Number of Residential Units, Density, and Lot Sizes: 826 Single-Family Detached Residential Units for a density of 3.55 DU/ Acre. The density calculation does not include the 25 acres school site or the 17 acre future development parcel. The site layout for Lorson Ranch East includes three minimum size lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate 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:

The Lorson East PUD is illustrating four phases created by major roadways or natural barriers. The phasing is based upon anticipated construction, sequencing of roads and utilities; however, Lorson Ranch East may be developed independent of the phasing as outlined on the drawings pending market demand and construction schedules. The first phase of construction is projected to begin in Fall/ Winter 2017. The approved Lorson Ranch Development Agreement #6, as amended, requires the construction of a second access across the East Tributary of Jimmy Camp Creek with development east this tributary. This second access will be provided with Phase 1 of the Lorson Ranch East development and construction.

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

The PUD and Preliminary Plan proposes 53.77 acres of open space which is 19.6% of the total site acreage. This includes approximately 12.12 acres of the Jimmy Camp Creek east Tributary. Much of the proposed open space will be contiguous open space along the Jimmy Camp East Tributary and along the Southern Delivery System (SDS) easement. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 27.46 acres. Of this, 25% or 6.87 acres must be contiguous and usable. The proposed PUD and Preliminary Plan is providing ample open space acreage of which nearly all is contiguous. As part of the 53.77 acres being provided with Lorson Ranch East, 5.98 acres of open space were originally included with Pioneer Landing Filing 2 & 3. This acreage is being replatted with Lorson Ranch East as part of the Jimmy Camp Creek East Tributary improvements to be completed as part of this project. The open space areas also include the potential park sites and trail corridor connections as illustrated on the drawings.

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.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities, such as a large sports complex, immediately proposed within Lorson Ranch East, per discussions with the El Paso County Parks Department the PUD indicates three possible locations for park sites. The exact nature of these park sites are unknown at this time as the final location and individual park site amenities will be coordinated with the County Parks based on construction sequencing. The installation timing will also be coordinated with County Park staff depending on final plat sequencing and construction phasing. The park sites are located near or adjacent to the proposed trail corridor providing pedestrian connectivity between the units, the open space and the proposed park locations.

In addition, the proposed PUD incorporates numerous areas of natural open space and opportunities for trail corridors along Jimmy Camp Creek East Tributary, utility easements, and detention areas. A future trail connection will be established along the creek further expanding the trail system within Lorson Ranch. This trail corridor will ultimately be connected to existing or planned trail connections within existing developments of Lorson Ranch.

Areas of Required Landscaping:

The proposed PUD plan includes preliminary landscape design along Fontaine Blvd. and Lorson Blvd. illustrating the landscape plantings, potential species, and spacing. As mentioned above, there is a request for a landscape related PUD Modification as part of this application:

1. A PUD Modification 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 show one street for every 30' of linear frontage along Fontaine Boulevard, shown as a future principal arterial in the MTTP. This development is constructing half of the principal arterial.

The justification for these requests in reducing the required number of street trees along an arterial roadway is due to the long lengths of linear footage and large number of required trees under the current landscape code. In addition the proposed PUD is providing additional open space beyond the requirement. The proposed modification should be considered in exchange for the additional open space and/or amenity designs provided in the PUD development plan. The planting design accommodates more adequately spaced trees leaving room for healthy growth as opposed to overcrowding and a heavy water demand. In addition to the landscape as shown on the drawings, a 6' wood fence is being proposed along all roadways.

Traffic Engineering:

Lorson Ranch East includes two major roadways, the extension of both Fontaine Blvd. and Lorson Blvd. eastward across the Jimmy Camp Creek East Tributary. The extension of these roadways will provide the necessary two points of ingress/ egress for Lorson Ranch via Marksheffel Blvd. and create numerous circulation routes through the

development. As previously mentioned, the approved Lorson Ranch Development Agreement #6, as amended, requires the construction of a second access across the East Tributary of Jimmy Camp Creek with development east this tributary. This second access will be provided with Phase 1 of the Lorson Ranch East development and construction.

Fontaine Blvd. is being designed as a two-lane minor arterial with a 100' public right-of-way with a round-a-bout eliminating the need for a traffic signal. The traffic report discusses the merits and justification for this roadway designation and configuration. However, as part of future consideration for possible expansion, the tracts on either side of Fontaine Blvd. are being reserved as landscape setbacks and public improvement corridors should the additional right of way be needed for expanding Fontaine Blvd. Fontaine Blvd. has previously been constructed from Marksheffel Rd. east to Old Glory Dr. As part of this development Fontaine Blvd. will be extended east from Old Glory Dr./Stingray Ln. across the Jimmy Camp Creek East Tributary. There will be no direct lot access to any arterial roadways.

Lorson Boulevard is a planned continuous roadway that will extend from Marksheffel Rd from the far southwestern corner of Lorson Ranch. This roadway will cross both the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. is being shown as a Urban Non Residential Collector roadway with a proposed 64' right-of-way in lieu of the standard 80' right of way. A deviation request (DEV 17008) for this atypical cross section was approved by El Paso County on June 2, 2017. The proposed modified collector cross section will provide the laneage and ROW needed for the projected traffic volumes of the project 9,000- 10,000 ADT. As part of future consideration for possible expansion the tracts on either side of Lorson Blvd. are being reserved as landscape setbacks and public improvement corridors should the additional right of way be needed for expansion. There will be no direct lot access to any collector roadways.

In addition to the approved deviation, there are two requests for PUD Modifications related to intersection spacing:

1. A PUD Modification for Table 2-7 of the EPC Engineering Criteria Manual to reduce the 175' spacing of urban local residential roadways to 165' for Yamhill Dr., Shavers Dr., Clarion Dr., Aliso Dr., and Nolin Dr. where these streets intersect with Lamprey Dr. (Collector). Additional request for PUD Modifications to permit 165' local residential roadway spacing includes Magothy Dr. and Horton Dr. where these streets intersect with Trappe Drive (Collector).

The request proposes to reduce the local residential intersection spacing 175' down to 165' which will not be detrimental to public safety nor adversely affect safety or operations. These intersections are local residential streets and with the design providing numerous points of access to the collector roadways, will not experience high traffic volumes where stacking could become a concern. In addition, these intersections will be Stop-sign controlled on at least one end (and at each end in some cases) resulting in lower speeds along these segments.

2. A PUD Modification for Table 2-7 of the EPC Engineering Criteria Manual to reduce the 660' intersection spacing along a urban residential collector to 345' along Trappe Dr. between Lorson Blvd. and Magothy Dr.; to 575' along Lorson Blvd. between Trappe Dr. and Willapa Dr.; to 550' along Lorson Blvd. between Skuna Dr. and Lamprey Dr.; and to 561' between Clarion Dr. and Fontaine Blvd along Lamprey Dr.

Lorson Boulevard

Plan adjustments have been made to increase the intersection spacing along Lorson Boulevard from the two other Collector streets (Lamprey Drive and Trappe Drive) given the site restrictions of the existing SDS Easement and power line easement. These easements cannot be relocated resulting is intersection spacing along collector roadways that cannot meet the 660' spacing. The intersection spacing west of Lamprey Drive to Skuna Drive has been increased from 330 feet to 550 feet and the spacing from Trappe Drive to Willapa Drive has been increased from 367 feet to 575 feet. These adjustments will be adequate to accommodate the back-to-back left-turn movements between these intersections. The westbound left-turn movements at Trappe and Skuna Drive are projected to be light. The spacing of 469 feet between Willapa Drive and Skuna Drive exceeds the required 330-foot spacing for Local street intersections along a Collector. In addition the existing SDS easement and power line easement also creates a situation where the 660' spacing is unachievable along Trappe Drive, south of Lorson Blvd. This collector roadway will see light traffic and will not create stacking issues into this area of development as multiple access points have been provided.

Lamprey Drive

Plan adjustments have been made to increase the intersection spacing along Lamprey Drive just south of Fontaine and just north of Lorson Boulevard. These spacings now exceed the 660-foot spacing requested in the comments. The spacing of the intersection just north of Fontaine (Clarion Drive/Lamprey Drive) remains as shown previously as this 560-foot distance would not be problematic. A southbound left turn lane at Lamprey/Fontaine will not be needed as this intersection will be a roundabout. The northbound left-turn stacking between the Fontaine/Lamprey roundabout and at Lamprey Drive/Clarion Drive can be accommodated.

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:

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state departmental 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: Currently, single-family detached houses are approved for use on this site with a density of 7-10 DU/ Acre. The proposed gross single family density as illustrated on the plans is quite a bit less at 3.71 DU/ Acre. There is no impact on the adjoining neighbors as this use is a continuation of existing dwelling units to the west and northwest. All PUD and Preliminary Plan review criteria has been met.

Floodplain: The most noticeable hydrologic feature bordering the development along the western boundary is the Jimmy Camp Creek East Tributary. The tributary is an existing drainage flowing in a southwesterly direction. Portions of the property are located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0975F' effective date March 17, 1997. However, much of this floodplain has been revised per LOMR Case #14-08-0534P effective date January 29, 2015. This portion of the revised tributary and floodplain lies between Fontaine Blvd. and Lorson Blvd. and no longer presents any hazards or limitations that would limit development.

Those unstudied portions of the Jimmy Camp Creek East Tributary, north of Fontaine Blvd. to the property line, are being studied in conjunction with this application and will revise the floodplain limits per the analysis. The current floodplain delineation presents a temporary hazard to the proposed development as any portion of the lots currently within the floodplain cannot be platted nor developed until the floodplain lines have been revised per the LOMR/ CLOMR process. A LOMR/ CLOMR will be submitted for review and approval by the necessary agencies in order to revise the floodplain limits and remove the floodplain limits from the lots as depicted on the drawings at this time. Any required creek improvements will be implemented as necessary.

The development site will drain into several detention pond/water quality basins located centrally and within the southwest corner of the project limits. Flows will then be conveyed to Jimmy Camp Creek and/ or off-site in a manner consistent with El Paso County and State requirements.

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.

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

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

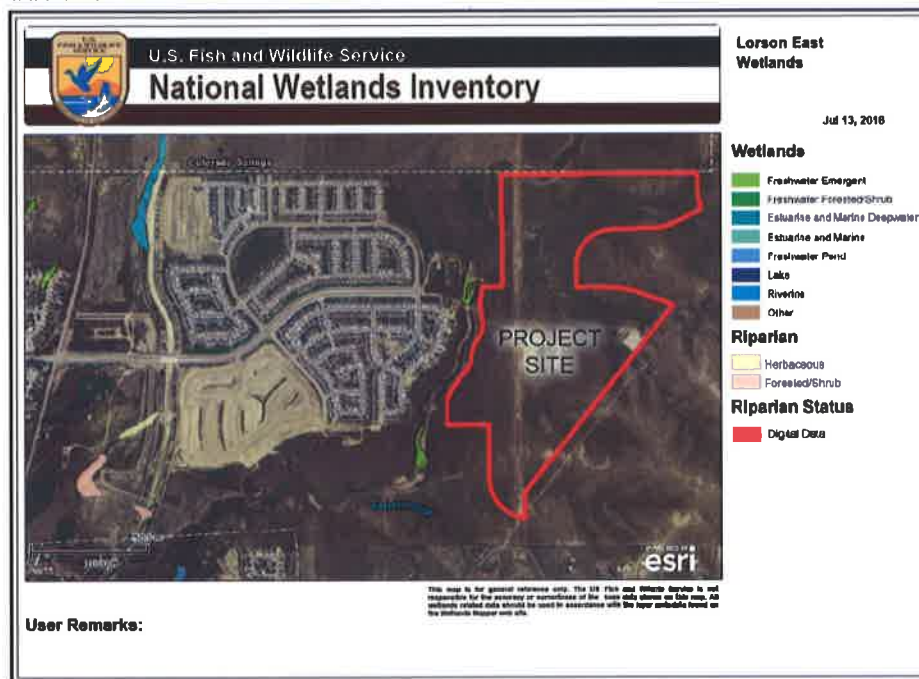
Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area. However, the existing Jimmy Camp Creek East Tributary may create an environment that will enhance and create a natural wildlife habitat corridor.

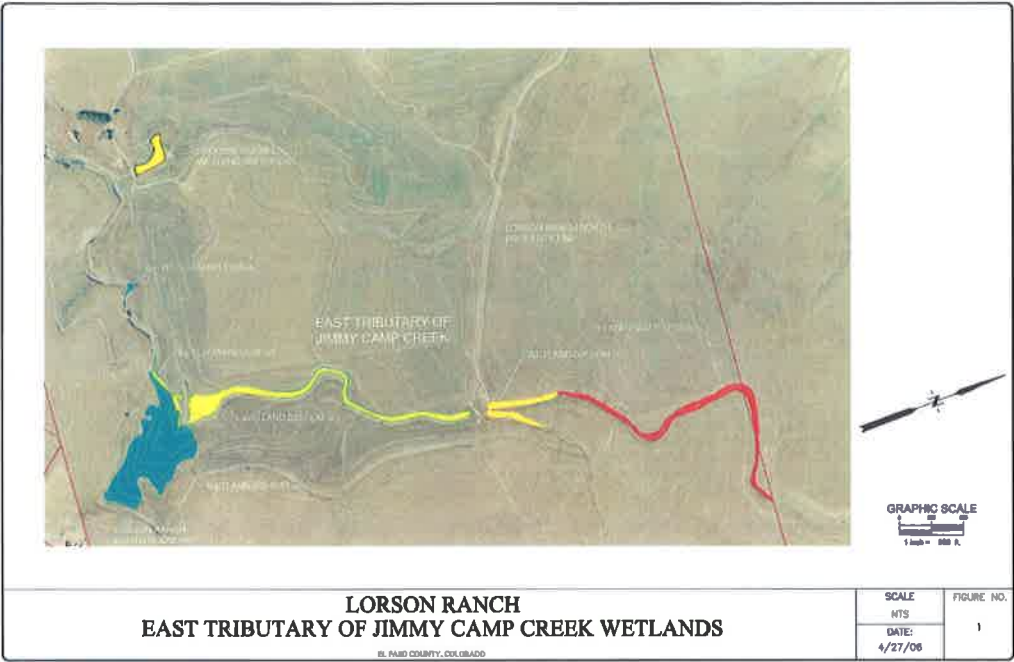
A review of rare species and critical habitats within the project area was completed using the U.S. Fish and Wildlife Service's IPaC mapper (<https://ecos.fws.gov/ipac/>). The mapper identifies species either threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat within the project areas. Per the IPaC mapper, there are a total of 11 threatened, endangered, or candidate species on the species list; however, many of these species exist in another geographical area or exist with bodies of water of which this parcel has no water present. However, the report also indicates there are no critical habitats within the project area and therefore no rare or threatened species were found to be present on the site. Currently, the east tributary does not contain suitable habitat based on information provided by the US Fish & Wildlife Service when reviewing the Pioneer Landing 2 site in 2014. Below is information provided by the service in an email dated June 16, 2014:

".....the proposed project area is immediately to the south of the Service's block clearance zone for the Preble's in the Colorado Springs metropolitan area. Urban development and other activities likely extirpated the Preble's from this block clearance zone.

Based on the information that you provided, the Service continues to agree that the proposed project is not likely to impact the Preble's. We base this determination largely on the lack of suitable riparian and upland Preble's habitats within the proposed project area and along Jimmy Camp Creek within 0.5 mile to the west. Additionally, there are no interconnections of suitable habitats between the proposed project area and occupied Preble's habitats located more than 10.0 miles to the north at Monument Creek."

Wetlands: There are no jurisdictional wetlands found on site or within the Jimmy Camp Creek East Tributary as determined during the 404 permit process acquired to complete the existing channel improvements discussed above. A previous application, approval and monitoring of the 404 Permit for this area, Permit #2002 00701, was completed in 2006. A copy of the application and reports has been included with this submittal. In addition, a search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) didn't indicate any jurisdictional wetlands. However, the site does contain the presence of Freshwater Emergent Wetlands within the east tributary north of Fontaine Blvd. Per the wetlands mapper, these emergent wetlands are coded as (PEM), Palustrine emergent herbaceous march, fen, swale and wet meadow. Any impacts and mitigation will be determined during the LOMR/ CLOMR and 404 Permit Process. As part of the initial 404 application, a report was completed in 2006 for all of Lorson Ranch which included portions of the Jimmy Camp Creek East Tributary. This report echoes much of the same information recently discovered and has been included for reference.





LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan
 A 160-AC. TRACT OF LAND IN THE EAST 1/4 OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 55 WEST OF THE 6TH P.M., 31, PASO COUNTY, COLORADO
 ONE HALF 1/2 OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 55 WEST OF THE 6TH P.M., 31, PASO COUNTY, COLORADO
 ORIGINAL 1/4 OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 55 WEST OF THE 6TH P.M., 31, PASO COUNTY, COLORADO



THOMAS THOMAS
 CIVIL ENGINEER
 1000 S. 10TH ST.
 SUITE 100
 DENVER, CO 80202
 (303) 733-1111

| NO. | REVISIONS | DATE | BY | CHECKED | APPROVED |
|-----|-------------------------------|----------|----|---------|----------|
| 1 | DESIGN FOR THE CITY OF PASO | 10/15/15 | | | |
| 2 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 3 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 4 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 5 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 6 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 7 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 8 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 9 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 10 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |

| NO. | REVISIONS | DATE | BY | CHECKED | APPROVED |
|-----|-------------------------------|----------|----|---------|----------|
| 1 | DESIGN FOR THE CITY OF PASO | 10/15/15 | | | |
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| 8 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 9 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |
| 10 | REVISION FOR THE CITY OF PASO | 10/15/15 | | | |

Lorson Ranch East
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

PHASING PLAN:

Lorson Ranch East PUD Development & Preliminary Plan

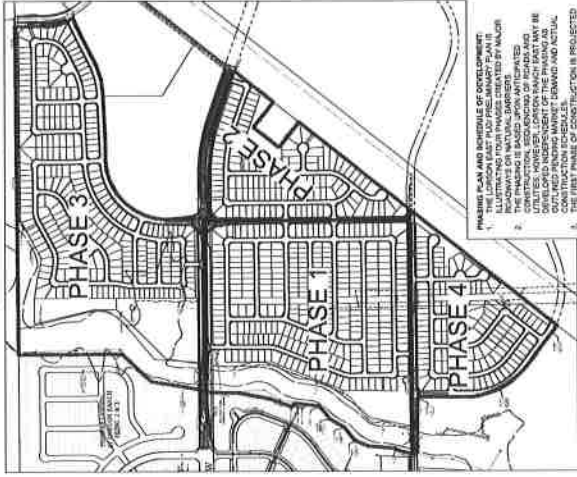
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

TRACTS/ OPEN SPACE AREA:

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, $274.59 \times .10 = 27.46$ ACRES
TOTAL OPEN SPACE PROVIDED IS 10.6% = 53.62 ACRES



PHASING PLAN:

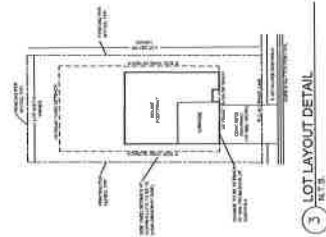
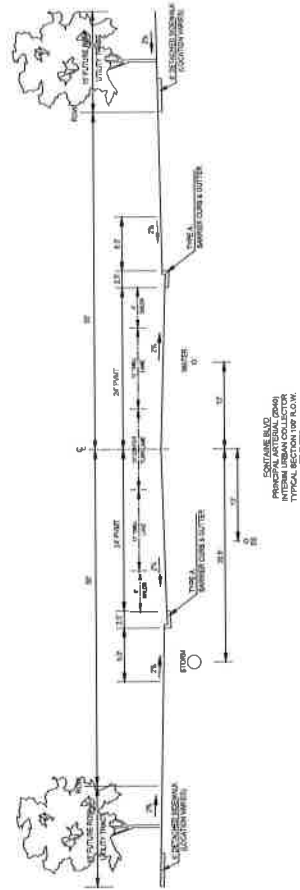


1. THE LONDON EAST POLE PRELIMINARY PLAN II: ILLUSTRATING FOUR PHASES CREATED BY MAJOR ROADWAYS OR NATURAL BARRIERS
2. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION SEQUENCES OF DRAINAGE UTILITIES, MINUTE-TO-MINUTE TRAFFIC AND DEVELOPMENT RECEPTORS OF THE BUILDING AND NEIGHBORHOODS, MAJOR HIGHWAY AND ACTUAL CONSTRUCTION RESULTS
3. THE FIRST PHASE OF CONSTRUCTION IS REQUESTED

| STUDENT | DATE | LANDSCAPE/PARK IMPROVEMENTS | BURIALS/PUBLIC IMPROVEMENTS | PUBLIC UTILITIES | SOS ASSEMBLY | SCHOOL DEVELOPMENT | FUTURE DEVELOPMENT | MAINTAINED BY |
|---------|-------------------------|--------------------------------|--------------------------------|---------------------|-----------------|-----------------------|-----------------------|---------------|
| A | 1,088,726 SF (25 ACRES) | X | | X | | X | | EPC/W203 |
| B | 749,891 SF | X | | X | | | X | EPC/W203 |
| C | 64,979 SF | | X | | | | | LAND |
| D | 673,588 SF | | X | | | | | LAND |
| E | 12,889 SF | X | | | | | | LAND |
| F | 329,382 SF | | X | | X | | | LAND |
| G | 22,714 SF | | X | | | | | LAND |
| H | 8,848 SF | | X | | | | | LAND |
| I | 24,202 SF | X | X | X | | | | LAND |
| J | 3,116 SF | | X | X | | | | LAND |
| K | 21,022 SF | X | X | X | | | | LAND |
| L | 50,213 SF | X | X | | | | | LAND |
| M | 81,795 SF | X | X | | | | | LAND |
| N | 19,000 SF | | X | X | | | | LAND |
| O | 1,723 SF | X | | | | | | LAND |
| P | 11,541 SF | X | | X | | | | LAND |
| Q | 10,169 SF | X | X | X | | | | LAND |
| R | 103,323 SF | X | X | X | X | | | LAND |
| S | 55,724 SF | X | X | X | | | | LAND |
| T | 8,390 SF | X | X | X | | | | LAND |
| U | 2,210 SF | X | X | X | | | | LAND |
| V | 1,000 SF | X | X | X | | | | LAND |
| W | 2,046 SF | X | X | | | | | LAND |
| X | 8,602 SF | | X | | | | | LAND |
| Y | 13,205 SF | X | X | X | X | | | LAND |
| Z | 13,205 SF | X | X | X | X | | | LAND |
| AA | 10,208 SF | X | X | X | X | | | LAND |
| BB | 10,204 SF | X | X | X | X | | | LAND |
| CC | 13,205 SF | X | X | X | X | | | LAND |
| DD | 13,205 SF | X | X | X | X | | | LAND |
| EE | 8,310 SF | X | X | X | X | | | LAND |
| FF | 8,683 SF | X | X | X | X | | | LAND |

LRMD= LORSON RANCH METROPOLITAN DISTRICT
EPC= EL PASO COUNTY
WISD= WIDEFIELD SCHOOL DISTRICT #9

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 55 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.



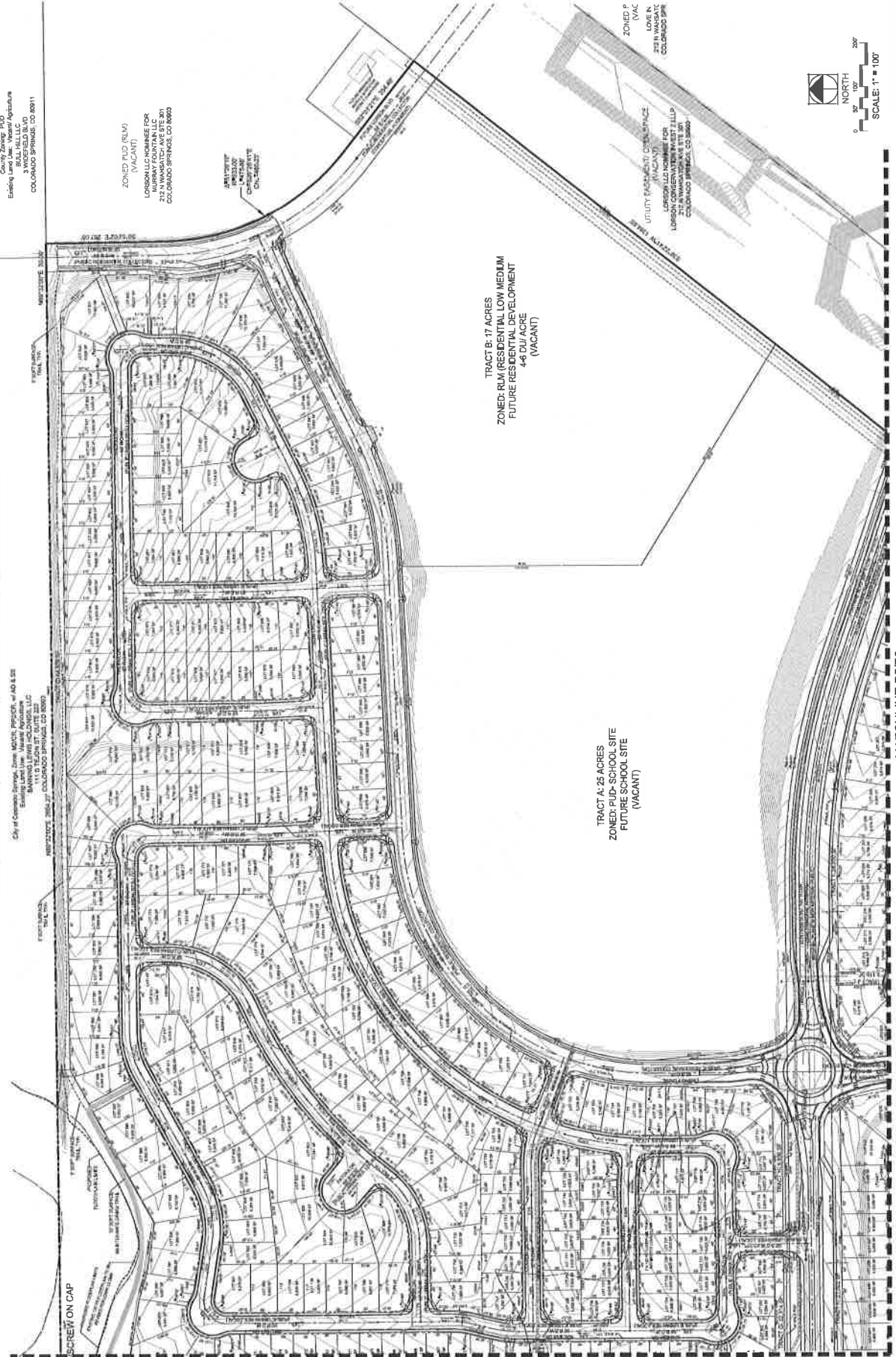
LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST CORNER OF SECTION 24 AND A PORTION OF THE NORTH
 ONE-HALF N/1/2 OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

City of Colorado Springs, State Agency, Republic of AD & BE
 BARRETT LEWIS & ASSOCIATES, LLC
 10000 NORTH 10TH AVE., SUITE 200
 COLORADO SPRINGS, CO 80901

County Engineer PUD
 BULL HILL LLC
 212 N WINDSOR AVE STE 301
 COLORADO SPRINGS, CO 80901

SCREEN ON CAP



MATCHLINE P5/P6



PCD FILE NO.: PUDSP-16-003

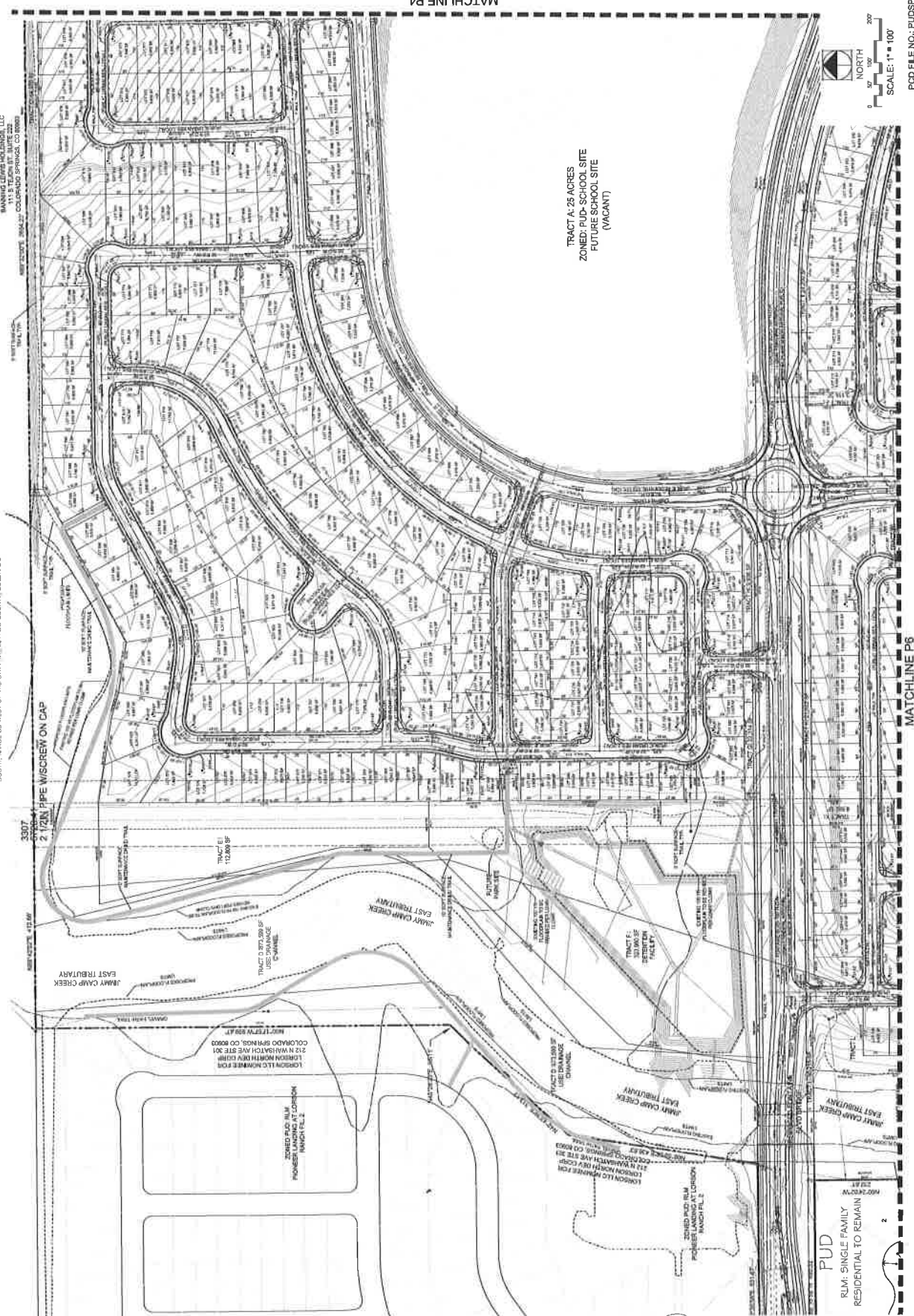
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| DESIGNED | JAN 10, 2016 |
| CHECKED | JAN 10, 2016 |
| PROJECT NUMBER | 2016-13 |
| SCALE | AS NOTED |

| NO. | REVISIONS | DATE | DRAWN | CHECKED | APPROVED |
|-----|--------------------------------------|---------|-------|---------|----------|
| 1 | RESPONSE TO EPC COMMENTS RE: UTILITY | 1/10/16 | | | |
| 2 | RESPONSE TO EPC COMMENTS RE: UTILITY | 1/10/16 | | | |
| 3 | RESPONSE TO EPC COMMENTS RE: UTILITY | 1/10/16 | | | |
| 4 | | | | | |
| 5 | | | | | |

THOMAS & THOMAS
 10000 NORTH 10TH AVE., SUITE 200
 COLORADO SPRINGS, CO 80901

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 65 WEST OF THE 6TH P. M. PL. PASO COUNTY, COLORADO



Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14, A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13, A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

MATCHLINE P5

MATCHLINE P7

MATCHLINE P8

SCALE: 1" = 100'

PCD FILE NO.: PUDSP-16-003

P6 | 6 of 9

Lorson Ranch East

El Paso County, Colorado
PUD & PRELIMINARY PLAN

THOMAS THOMAS

Colorado
Spring, Colorado 80903
(718) 618-8777

| REVISIONS | | DATE | QUANTITY CHECKED | APPROVED |
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| CHANGE TO GFC COMMENTS HERE | | DATE | | |

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| 10-11-18 | W | NAHRO |
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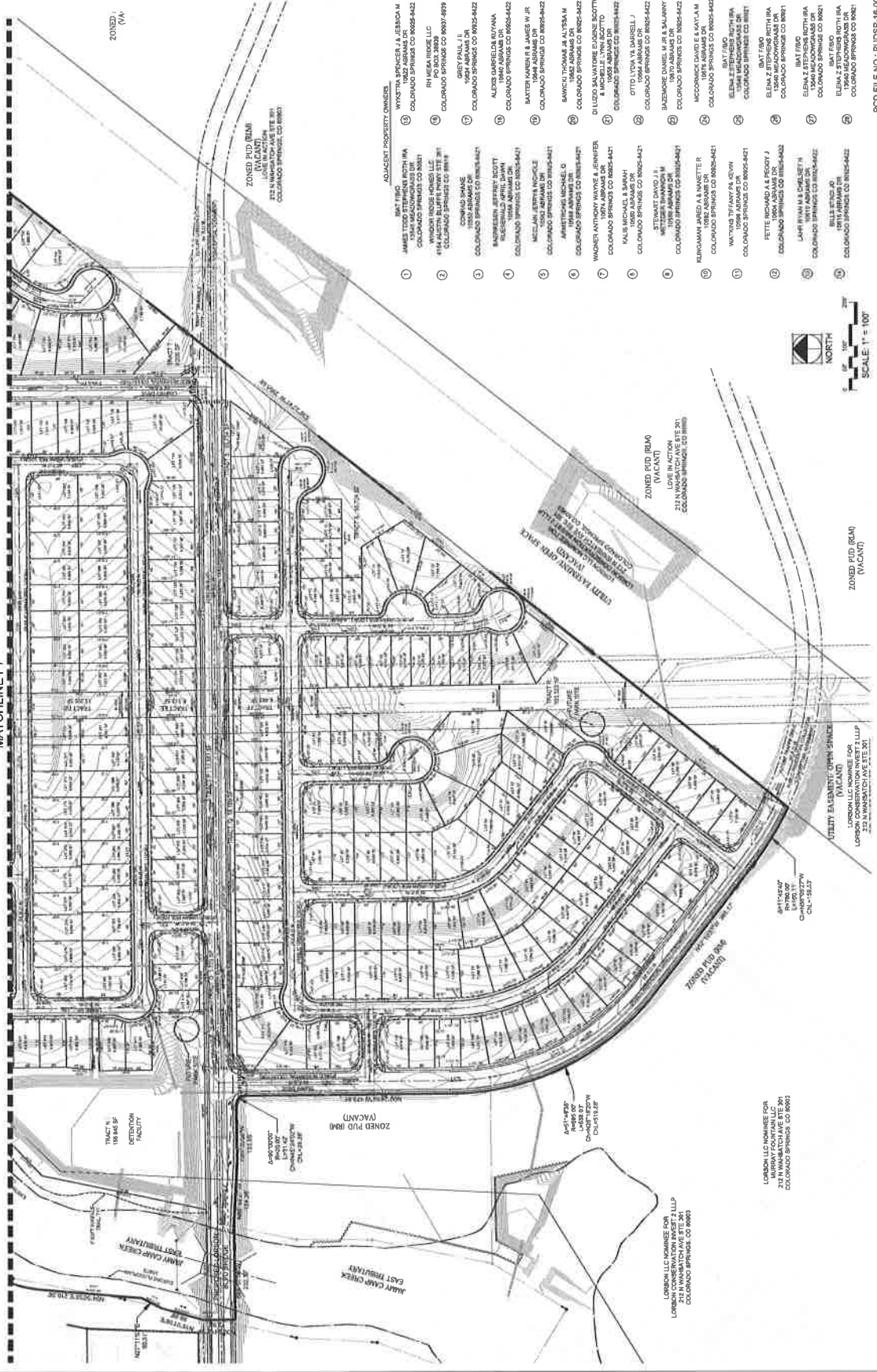
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LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 95 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

MATCHLINE P7



THOMAS THOMAS
10/10/18
10/10/18

| REV # | DATE | DESCRIPTION | APPROVED |
|-------|----------|-----------------------------|----------|
| 1 | 10/10/18 | RESPONSE TO PUBLIC COMMENTS | |
| 2 | 10/10/18 | RESPONSE TO PUBLIC COMMENTS | |
| 3 | 10/10/18 | RESPONSE TO PUBLIC COMMENTS | |
| 4 | 10/10/18 | RESPONSE TO PUBLIC COMMENTS | |
| 5 | 10/10/18 | RESPONSE TO PUBLIC COMMENTS | |
| 6 | 10/10/18 | RESPONSE TO PUBLIC COMMENTS | |
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| 9 | 10/10/18 | RESPONSE TO PUBLIC COMMENTS | |
| 10 | 10/10/18 | RESPONSE TO PUBLIC COMMENTS | |

| DESIGNED | CHECKED | PROJECT MANAGER | DATE |
|----------|----------|-----------------|----------|
| 10/10/18 | 10/10/18 | 10/10/18 | 10/10/18 |
| 10/10/18 | 10/10/18 | 10/10/18 | 10/10/18 |
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Lorson Ranch East
PUD & PRELIMINARY PLAN
El Paso County, Colorado
10/10/18



COLORADO

Division of Water Resources

Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

November 15, 2016

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Sent via email to: DSDcomments@elpasoco.com

RE: Lorson Ranch East – Planned Unit Development
Preliminary Plan
Parts of Sec's. 13,14,23 & 24, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23979

To Whom It May Concern:

We have received the above-referenced proposal to subdivide a 225.76 acre tract of land into 838 single family lots and 48.95 acres of open space. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("District").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 293.32 acre-feet/year for 838 household units. This equates to an anticipated water demand of 0.35 acre-feet/year per household. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot. The subdivision also includes 0.706 acres of irrigated median landscaping which is anticipated to require 1.75 acre-feet/year. The total subdivision estimated water demand is 295.07 acre-feet.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District ("Widefield"). A letter of commitment dated October 4, 2016 from Widefield



was provided with the supplemental materials and indicates 295.07 acre-feet are committed to the subdivision.

State Engineer's Office Opinion

According to this office's records, it appears Widefield has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)



EL PASO COUNTY

OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

First Assistant County Attorney
Diana K. May

Amy R. Folsom, County Attorney

Assistant County Attorneys
M. Cole Emmons
Lori L. Scago
Diana K. May
Kenneth R. Hodges
Lisa A. Kirkman
Steven A. Klaffky
Peter A. Lichtman

September 25, 2017

PUDSP-16-003 Lorson Ranch East
Planned Unit Development Plan/Preliminary Plan (PUDSP)

Reviewed by: Cole Emmons, Senior Assistant County Attorney
Edi Anderson, Paralegal

M.C.E.

FINDINGS AND CONCLUSIONS:

1. This is a Planned Unit Development Plan and Preliminary Plan (PUDSP) proposal by Lorson LLC ("Applicant"), to subdivide an approximately 274.585 acre parcel into 826 single-family lots, plus landscaping and open space. Applicant has changed the number of lots in this proposed subdivision several times.

2. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). Pursuant to the Water Supply Information Summary for Lorson Ranch East, the applicant estimates its annual water needs to serve household use for the entire subdivision at 295.7 acre-feet. This total amount is based on the District's 0.35 annual acre-feet per single-family equivalent totaling 289.1 acre-feet (0.35 acre-feet x 826 single family lots = 289.1 acre-feet), plus a total of 6.6 acre-feet for irrigation of active landscaping within the open space. Based on these figures, the Applicant must be able to provide a supply of 88,710 acre-feet of water (295.7 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement. Since the District's water is considered annually renewable (see below), it is considered to already have a minimum life of 300 years, and therefore, does not have to reserve this total quantity of water.

3. Under Section 8.4.7.C.1., LDC, "[w]ater provided from renewable ground water sources is considered to be annually renewable and, therefore, is considered to have a minimum life of three hundred (300) years." Given previous representations by the District that the general well locations place most of the wells approximately within one to two miles of either Fountain Creek or Jimmy Camp Creek, given the augmentation supply of transmountain Frying Pan/Arkansas Project water which is a



tributary renewable source, and given the representations of JDS Hydro, the District's Engineer, that "the system does not rely on any non-renewable water sources," it appears the proposed water supply is an annual renewable source and falls within the provisions of Section 8.4.7.C.1., and thus the proposed supply is considered to have a minimum life of 300 years.

4. The District's General Manager provided a letter of commitment for the subdivision dated July 18, 2017, in which the District committed to providing water service to the subdivision of 826 residential lots. The District's General Manager stated "The water commitment is for 826 Residential Lots plus 2.2 acres of active landscaping within open space and common areas – (845 total SFE) and 295.7 acre-feet." The District further states that these "lands are within the designated Widefield Service Area. This is a preliminary plan commitment."

5. In a letter dated August 7, 2017, the State Engineer acknowledged receipt of the application to subdivide the Lorson Ranch East subdivision of 274.59 acres into 828¹ single-family residential lots and open space. The Engineer referenced a previous proposal for the subdivision and noted that the current proposal changed the total acreage of the proposal and reduced the number of lots; therefore, the State Engineer referred to its previous findings dated November 15, 2016.

In the State Engineer's letter dated November 15, 2016, the State Engineer reviewed the proposal of 838 single-family lots plus 48.95 acres of open space on 225.76 acres of land. The Water Supply Information Summary estimated a demand of 293.32 acre-feet/year for 838 lots (0.35 acre-feet per lot per year). The State Engineer noted that the "proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot. The subdivision also includes 0.706 acres of irrigated median landscaping which is anticipated to require 1.75 acre-feet/year. The total subdivision estimated water demand is 295.07 acre-feet." The State Engineer stated that according to their records, "it appears Widefield has sufficient water resources to serve the proposed development" and further, "pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

6. The State Engineer did not provide any figures for the District's water supply and demand, but the Water Demand and Wastewater Disposal Report dated June 30, 2017, indicates that the District has "a current developed physical water supply of 5246 annual ac-ft of water per year and the current demand is 2248 ac-ft per year which is roughly 43% of the existing physical supply."

7. PFCs. On May 19, 2016, the Environmental Protection Agency ("EPA") announced that it lowered the health advisory levels ("HAL") for perfluorinated

¹ The actual number of lots in the proposal is 826, plus open space.

compounds ("PFC"), to 70 parts per trillion. One of the three local water providers whose PFC levels now exceed the EPA's HAL is Widefield Water and Sanitation District. There has been much coverage in the local press and much public concern expressed over PFCs recently. The District Manager provided a letter dated July 29, 2016 (see **Exhibit 1** attached hereto), in which he explains that the PFCs are unregulated and unenforceable, and the new HAL ". . . in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers."

8. Analysis: As indicated in the Water and Wastewater Disposal Report dated June 30, 2017, the District's water supply is based on surface water rights, renewable groundwater, and a mix of various sources. The current developed physical supply is 5,246 acre-feet and the three year average of actual use is 2,248 acre-feet, which would leave a surplus of approximately 2,998 acre-feet based on these figures. With a proposed annual demand of 295.7 acre-feet for the 826 single-family lots and including irrigation of open space, and based on the current commitments of the District and the available water supply, it appears the proposed water supply will be sufficient for the Lorson Ranch East subdivision.

9. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

10. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, the District's explanation that PFCs will not affect the quantity of the District's water supply, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The Health Department may need to advise regarding any concerns regarding water quality sufficiency.

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Project Manager, Planner II



RECEIVED

AUG 01 2016

El Paso County
Attorney's Office

37 Widefield Boulevard, Colorado Springs, Colorado 80911

July 29, 2016

Cole Emmons
County Attorney's Office
27 East Vermijo Avenue
Colorado Springs, Colorado 80903

Re: Perfluorinated Compounds

Dear Mr. Emmons:

Due to all of the negative media pertaining to PFC's in the water, I wanted to write to you to explain what has occurred and to reiterate in writing that the new health advisory level for PFC's in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers.

On May 19, 2016, the Environmental Protection Agency (EPA) announced it lowered the health advisory levels (HAL's) for both PFOS and PFOA to 70 parts per trillion. In addition, the Colorado Department of Public Health and Environment (CDPHE) decided to include PFHpA into the 70 parts per trillion combined level. By adding three of the PFC's together and lowering the level, the wells in the Widefield aquifer do not meet the new Health Advisory Level. Prior to May 19, 2016, Widefield Water and Sanitation District's well water was below the former Health Advisory Level for PFC's PFC's are unregulated and unenforceable.

As an unregulated contaminant the EPA nor CDPHE requires public water suppliers to do anything about exceeding the health advisory level for PFC's other than notifying customers that the water may at times exceed the new HAL. WWSD can legally operate all of our wells without providing any form of treatment. Although we are not required by regulations to treat for or remove PFC's from the water, WWSD plans on designing and building a treatment plant(s) to remove PFC's in order to restore and maintain consumer confidence. We are also currently working with the Air Force, who has authorized funds to help us mitigate the PFC concerns, as it is suspected that the Air Force's use of firefighting foams may have contributed to, or caused the PFC contamination.

Widefield Water and Sanitation District water quantity or ability to deliver water is not at all impacted by the PFC issue in any way. In addition, we plan on having it mitigated before next year's high summer demand period.

Sincerely,


Steve Wilson, District Manager





Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 phone
(719) 578-3188 fax
www.elpasocountyhealth.org

December 2, 2016

PUDSP-16-003, Lorson Ranch East

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- **The proposed 838 single-family lot development will be provided water and wastewater services by the Widefield Water and Sanitation District. There is a finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment regulated public water system. (PWSID# CO0121900)**
- **The wastewater treatment facility has adequate capacity for the proposed development based upon a letter of commitment dated October 4, 2016, from the Widefield Water and Sanitation District's General Manager, and the Water Demand and Wastewater Disposal Report prepared by Core Engineering Group dated September, 2016.**
- **Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially higher radon levels than other areas of the country.**
- **El Paso County Public Health encourages increased "walkability" by design within the development. Walkability includes planned connection of sidewalks and trails to surrounding developments. Walkability provides a means for increased activity of the residents, which studies show decrease the incidence of cardiovascular diseases and obesity levels of the general public.**
- **Earthmoving activity greater than twenty-five acres will require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division.
<https://www.colorado.gov/pacific/cdphe/air-permits-contacts> The Construction Activity Permit must be obtained prior to any requested early grading should the request be approved.**

- The proposed management plan for the stormwater detention basins is encouraged to include provisions for the control of mosquito larvae.

Respectfully,

**Mike McCarthy, R.E.H.S.
Environmental Health Division
El Paso County Public Health
1675 W. Garden of the Gods Rd.
Colorado Springs, Colorado 80907
Office: (719) 578-3170**