

EL PASO

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 23, 2018

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

RE: Planned Unit Development and Preliminary Plan -- Lorson Ranch East --
(PUDSP-16-003)

This is to inform you that the above-reference request for approval of a combined planned unit development and preliminary plan was heard and approved by the El Paso County Board of County Commissioners on January 23, 2018. Pre-development site grading approval is also requested with the preliminary plan. The applicants request for approval of a PUD modification of Section 2.3.2 of the ECM was approved. This section of the ECM summarizes many of the minimum roadway design standards by category and functional classification, including intersection spacing and paved width.

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.

*copy -
mailed
1/23/18*

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

(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)

This approval is subject to the following:

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.
11. Applicant and Lorson Ranch Metro District shall provide a detention basin/water quality BMP maintenance agreement and easement for each offsite pond at the time of construction of each basin/BMP is necessary to mitigate developed flows from development of any final plat within the Lorson Ranch East PUD/Preliminary Plan.

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.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Kari Parsons, Project Manager/Planner II

File No. PUDSP-16-003