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El Paso County Planning & Community Development
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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 10/24/2024
RE: SF248; Village at Lorson Ranch

Project Description

A request by Matrix Design Group, Inc. for approval of a 9.73-acre Final Plat creating six commercial lots. This item was heard on the consent agenda at the October 3rd, 2024, Planning Commission hearing. The vote was 8-0 for a recommendation of approval to the Board of County Commissioners. The property is zoned CS (Commercial Service) and is located directly northeast of the intersection of Marksheffel Road and Fontaine Boulevard and directly northwest of the intersection of Fontaine Boulevard and Carriage Meadows Drive. (Parcel No. 5515413054) (Commissioner District No. 4)

A finding of water sufficiency with regards to quality, quantity, and dependability is requested with the Final Plat. The applicants are also requesting a Waiver to Section 8.4.4.C of the El Paso County Land Development Code (As Amended) to allow for the proposed subdivision to be served by private roads where public roads are required.

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Trowbridge moved / Carlson seconded for approval, for the Final Plat, utilizing the resolution attached to the staff report with 9 conditions, 4 notations, and a finding of sufficiency with regard to water quality, quantity, and dependability, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (8-0)**. The item was heard as a consent agenda item.

Discussion

The item was heard on the consent agenda, no discussion took place.

Attachments

1. Planning Commission Minutes from 10/3/2024.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, October 3, 2024
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: THOMAS BAILEY, SARAH BRITTAIN JACK, JIM BYERS, JAY CARLSON, BRYCE SCHUETTPELZ, WAYNE SMITH, AND TIM TROWBRIDGE.

PC MEMBERS VIRTUAL AND VOTING: CHRISTOPHER WHITNEY.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: BECKY FULLER AND JEFFREY MARKEWICH.

STAFF PRESENT: JUSTIN KILGORE, ELIZABETH NIJKAMP, KARI PARSONS, BRET DILTS, CHARLENE DURHAM, MIRANDA BENSON, AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING: RACHONNE SMITH.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, October 17, 2024, at 9:00 A.M.

2. CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA (NONE)

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held September 19, 2024.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (8-0).

B. SF248

BAGLEY

**FINAL PLAT
VILLAGE AT LORSON RANCH FILE NO. 1**

A request by Matrix Design Group, Inc. for approval of a 9.73-acre Final Plat creating six commercial lots. The property is zoned CS (Commercial Service) and is located directly northeast of the intersection of Marksheffel Road and Fontaine Boulevard and directly northwest of the intersection of Fontaine Boulevard and Carriage Meadows Drive. (Parcel No. 5515413054) (Commissioner District No. 4)

NO PUBLIC COMMENT OR DISCUSSION.

PC ACTION: TROWBRIDGE MOVED / CARLSON SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SF248 FOR A FINAL PLAT, VILLAGE AT LORSON RANCH FILE NO. 1, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH NINE (9) CONDITIONS, FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

4. CALLED-UP CONSENT ITEMS (NONE)

5. REGULAR ITEMS

A. P2316

PARSONS

**MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE RR-2.5**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 17.25 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

THIS ITEM WAS PART OF A COMBINED PRESENTATION.

B. P2314

PARSONS

**MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE RR-0.5**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 14.43 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The property is located south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

THIS ITEM WAS PART OF A COMBINED PRESENTATION.

C. P2313

PARSONS

**MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE RS-6000**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 71.9 acres from RR-5 (Residential Rural) to RS-6000 (Residential Suburban). The property is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

THIS ITEM WAS PART OF A COMBINED PRESENTATION.

D. SP239

PARSONS

**PRELIMINARY PLAN
RETREAT AT PRAIRIERIDGE**

A request by Classic SRJ Land, LLC for approval of a 142.13-acre Preliminary Plan depicting 193 single-family residential lots, 2 future development tracts, and 14 open space, utility, drainage, and right-of-way tracts. The property is zoned RR-5 (Residential Rural). Three concurrent Map Amendments (Rezoning) are also requested. The property is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

Mr. Trowbridge commented regarding the waiver request and water finding. He wanted confirmation that the future homeowners would have sufficient water rights already established.

Ms. Parsons confirmed. She explained that because the water finding is addressed at the Preliminary Plan stage, when the Final Plat is submitted, no lots will have been created, so no lots will have been sold. If there is a change in water sufficiency, it will be addressed at Final Plat under the review of the Executive Director, County Attorney's Office, and State Water Engineer.

Mr. Trowbridge further clarified that the water finding would then be tied to the individual lots moving forward.

Ms. Parsons confirmed. Her presentation then continued.

Mr. Trowbridge asked if the landscaping would extend along the full length of Vollmer Road.

Ms. Parsons answered that the landscaping would extend along the full length of Vollmer Road as the three phases are developed. Her presentation then continued.

There were no further questions for Planning or Engineering staff. The applicant's presentation began. There were no questions for the applicant.

PUBLIC COMMENTS

Ms. Rachonne Smith spoke in opposition. She wanted to reiterate her continued opposition to the development around her property. She stated that when they bought the property, they had assumed the land around them would remain RR-5. She further stated that traffic has increased on their road and people do not abide by the speed limit.

The applicant did not provide a rebuttal.

DISCUSSION

Mr. Whitney asked for details about the timing of a Metropolitan District request in relation to the Rezoning, Preliminary Plan, Final Plat, etc. Is it typical to have a Special District be approved before those steps?

Ms. Parsons explained that the Sketch Plan established the land use and densities that the Special District financial plan was based on. Application for a Special District is typical after a Sketch Plan is approved. After the Special District is approved, application for the further stages is expected.

PC ACTION: SCHUETTELZ MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER P2316 FOR A MAP AMENDMENT (REZONING), RETREAT AT PRAIRIERIDGE RR-2.5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

PC ACTION: CARLSON MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER P2314 FOR A MAP AMENDMENT (REZONING), RETREAT AT PRAIRIERIDGE RR-0.5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

PC ACTION: BYERS MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5C, FILE NUMBER P2313 FOR A MAP AMENDMENT (REZONING), RETREAT AT PRAIRIERIDGE RS-6000, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

PC ACTION: TROWBRIDGE MOVED / SCHUETTELZ SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5D, FILE NUMBER SP239 FOR A PRELIMINARY PLAN, RETREAT AT PRAIRIERIDGE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH ONE (1) CONDITION, FOUR (4) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

6. NON-ACTION ITEMS (NONE)

MEETING ADJOURNED at 9:45 A.M.

Minutes Prepared By: Miranda Benson

FINAL PLAT (RECOMMEND APPROVAL)

TROUBRIDGE moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SF248

Village at Lorson Ranch Fil. No. 1

WHEREAS, Matrix Design Group, Inc. did file an application with the El Paso County Planning and Community Development Department for approval of a Final Plat for the Village at Lorson Ranch Fil. No. 1 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on October 3, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Final Plat, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.3.f of the Land Development Code ("Code") (as amended):

1. The Subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is in substantial conformance with the approved Preliminary Plan;
3. The Subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
4. Either 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 the Code, or, with respect to applications for Administrative Final Plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan approval;
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed Subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed Subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM");
8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement acceptable to the County in compliance with the Code and the ECM;
9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed Subdivision;

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the Subdivision in accordance with applicable requirements of Chapter 8 of the Code;
12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed Subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the Subdivision will be adequately mitigated;
13. The Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and
14. The extraction of any known commercial mining deposit shall not be impeded by this Subdivision [C.R.S. §§ 34-1-302(1), et seq.].

WHEREAS, 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 the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Matrix Design Group, Inc. for approval of a Final Plat for the Village at Lorson Ranch Fil. No. 1 Subdivision be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.

4. The Applicant shall submit the Mylar to Enumerations for addressing.
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 Division of 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 species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the Final Plat is recorded.
9. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated August 21, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. The following fees are required to be paid to El Paso County at the time of plat recordation:
 - a. The subject property is in the Jimmy Camp Creek Drainage Basin, currently there are no fees required per Resolution 24-233.
 - b. Park fees are not applicable for this application.
 - c. School fees are not applicable for this application.
2. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
3. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

- 4. The El Paso County Road Impact Fee Program Resolution (Resolution Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

CARLSON seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 8 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 3rd day of October 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

EXHIBIT A

TRACT D, "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S 1/2 SE 1/4 SE 1/4) SECTION 15, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 423,608 SQUARE FEET (9.725 ACRES, MORE OR LESS).

EL PASO COUNTY



COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Kylie Bagley, Senior Planner
Bret Dilts, P.E., Senior Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: SF248
Project Name: Village at Lorson Ranch Fil. No. 1
Parcel Number: 5515413054

OWNER:	REPRESENTATIVE:
CRADLAN LLC 212 N Wahsatch Drive, Suite 301 Colorado Springs, CO 80903	Matrix Design Group 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920

Commissioner District: 4

Planning Commission Hearing Date:	10/3/2024
Board of County Commissioners Hearing Date:	10/24/2024

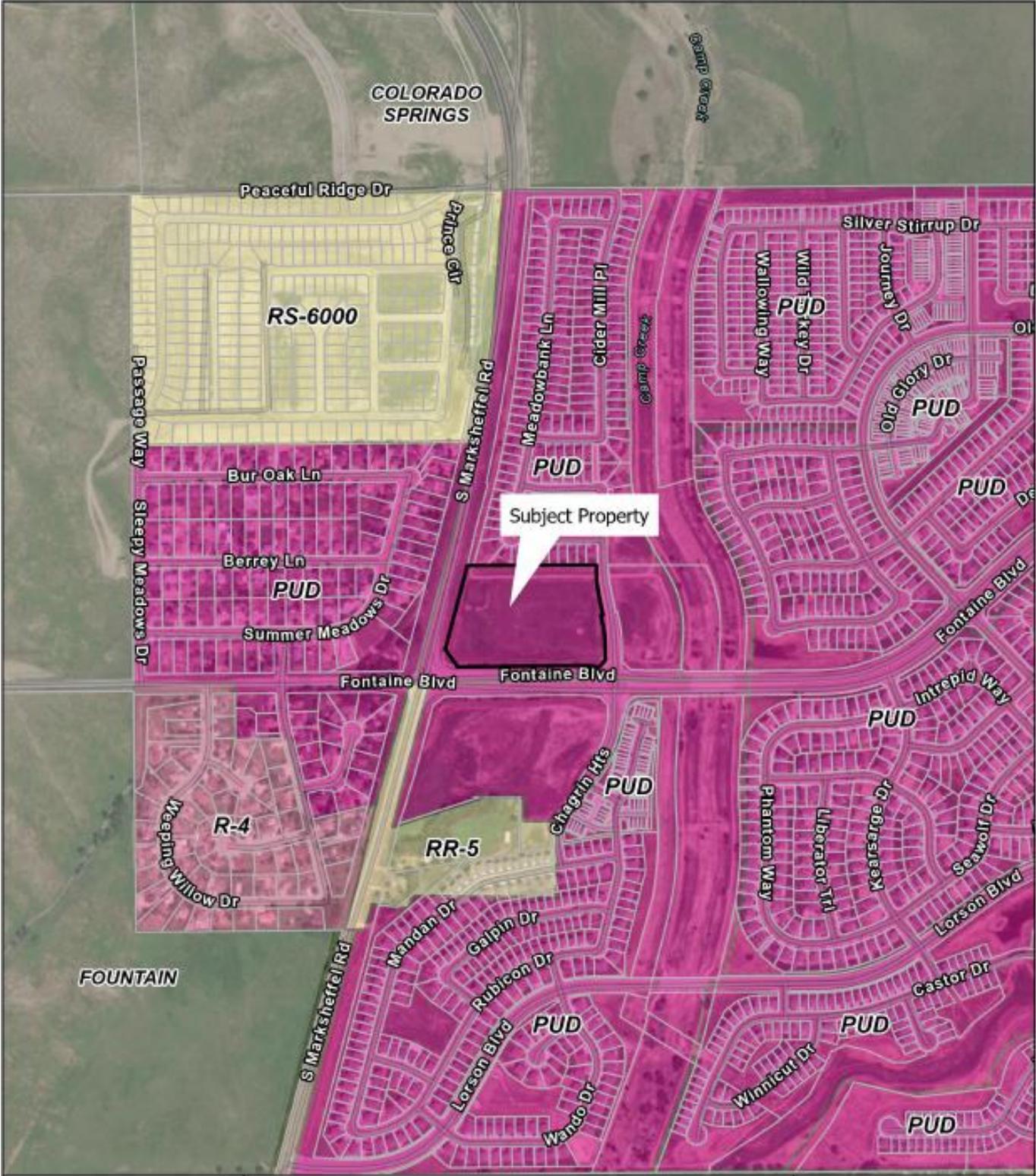
EXECUTIVE SUMMARY

A request by Matrix Design Group, Inc. for approval of a 9.73-acre Final Plat creating six commercial lots. The property is zoned PUD (Planned Unit Development) and is located directly northeast of the intersection of Marksheffel Road and Fontaine Boulevard and directly northwest of the intersection of Fontain Boulevard and Carraige Meadows Drive. A finding of water sufficiency with regards to quality, quantity, and dependability is requested with the Final Plat. The applicants are also requesting a Waiver to Section 8.4.4.C of the El Paso County Land Development Code (As Amended) to allow for the proposed subdivision to be served by private roads where public roads are required.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM



Vicinity Map

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COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

A. AUTHORIZATION TO SIGN

Final Plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Final Plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (As Amended):

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved Preliminary Plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- Either 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 the Code, or, with respect to applications for administrative Final Plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan approval;
- 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 the Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;



- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Code;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. § 34-1-302(1), et seq.].

C. LOCATION

North:	PUD (Planned Unit Development)	Single-Family Residential
South:	PUD (Planned Unit Development)	Vacant Land
East:	PUD (Planned Unit Development)	Vacant Land
West:	PUD (Planned Unit Development)	Single-Family Residential

D. BACKGROUND

The subject property was zoned PUD (Planned Unit Development) in 2006 (PCD File No. PUD06002) and was platted as a tract with the Carriage Meadows at Lorson Ranch Final Plat (SF06030). The Board of County Commissioners approved a rezone from PUD to CS (Commercial Service) on September 12, 2024 (PCD File No. CS242). In order to submit for a building permit on the property, the applicant must plat the property from a Tract to Lots. The applicant is proposing to create six commercial lots with an internal private drive.

E. ANALYSIS

1. Land Development Code and Zoning Analysis

The Final Plat application meets the Final Plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (As Amended).

The applicants are requesting a Waiver to Section 8.4.4.C of the El Paso County Land Development Code (As Amended) to allow for the proposed lots to be created without having to be served by a public road.

Section 8.4.4.C, Public Roads Required, of the Code states: *Divisions of land, lots, and tracts shall be served by public roads, except where private roads are approved by the BoCC pursuant to waiver granted under Section 8.4.4 (E).*



The applicant is proposing that the six lots be accessed via a 50-foot public access easement that will be constructed as a private road known as Center Village Heights. Adequate access can be provided to all the proposed lots via the proposed access easement.

In approving a Waiver from any of the subdivision design standards and requirements, the Board of County Commissioners shall find that the Waiver meets the criteria for approval outlined in Section 7.3.3 (Waivers) of the El Paso County Land Development Code (As Amended):

- *The waiver does not have the effect of nullifying the intent and purpose of this Code;*
- *The waiver will not result in the need for additional subsequent waivers;*
- *The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;*
- *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;*
- *A particular non-economical hardship to the owner would result from a strict application of this Code;*
- *The waiver will not in any manner vary the zoning provisions of this Code; and*
- *The proposed waiver is not contrary to any provision of the Master Plan.*

F. MASTER PLAN COMPLIANCE

The proposed Final Plat is consistent with the Master Plan analysis which was provided with the Map Amendment (Rezoning) application CS242 and approved by the BoCC on September 12, 2024.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*



Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Goal 1.2 – Integrate water and land use planning.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 7 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 7 for central water providers:

The Plan identifies the current demand for Region 7 to be 10,141 acre-feet per year (AFY) (Figure 5.1) with a current supply of 15,376 AFY (Figure 5.2). The projected demand in 2040 for Region 7 is at 15,846 AFY (Figure 5.1) with a projected supply of 25,241 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 7 is at 26,969 AFY (Figure 5.1) with a projected supply of 27,840 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 871 AFY is anticipated for Region 7.

See the Water section below for a summary of the water findings and recommendations for the proposed subdivision.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Environmental Services was sent a referral and have no outstanding comments. No mitigation strategies were identified, but compliance with all State and Federal regulations is required.

The Master Plan for Mineral Extraction (1996) identifies valley fill in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.



G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A soils & geology report was submitted for review with the Final Plat. Identified geologic conditions on the site include shallow groundwater, expansive soils and bedrock, compressible soils, and undocumented fill. Pursuant to Colorado Geological Survey recommendations, the applicant has included the following note on the Final Plat:

The study concluded each constraint can be readily mitigated with typical construction practices typical for the front range region. Mitigation is to include, over excavation and replacement of expansive soils/bedrock, compressible soils and undocumented fil. Slab on grade foundations are proposed for the subdivision and a minimum of 3 to 5-foot of separation is recommended between the bottom of the foundation components/floor slabs ad the seasonal high water table levels. If basements are proposed, the site is to be re-evaluated at the time of site-specific subsurface soil investigation for each lot and again at the open excavation observation for each proposed structure, based on the conditions encountered at the time Colorado Geological Survey recommends that lot-specific soils investigations be performed once building locations have been identified.

2. Floodplain

This site is not located within a defined floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Rate Insurance Map (FIRM) number 08041C10957G, effective December 7, 2018.

3. Drainage and Erosion

The property is in the Jimmy Camp Creek Drainage Basin (FOFO2000) which is a part of the El Paso County Drainage Basin Fee program. El Paso County Board of County Commissioners has approved partial fee closure of Jimmy Camp Creek drainage basin for the remaining Lorson Ranch Final Plats per Resolution number 24-233. Therefore, no drainage fees or bridge fees applies.

Existing flows on the site generally flow from north to south. Developed runoff for the site will be conveyed via curb/gutter and storm sewer facilities to an existing culvert that routes flows under Fontaine Boulevard to a sub-regional detention and water quality pond constructed as part of Carriage Meadows South. This pond is owned and maintained by the Lorson Ranch Metropolitan District.



4. Transportation

A traffic study was submitted with the Final Plat request. Access is proposed via Carriage Meadows Drive and Fontaine Boulevard which are owned and maintained by the County, and Marksheffel Road which is owned and maintained by the City of Colorado Springs. Offsite improvements are anticipated and identified in the traffic impact study. Additionally, a new traffic signal will be required and constructed with this development at the intersection of Fontaine Boulevard and Carriage Meadows Drive. A private roadway, Center Village Heights, will be constructed that provides access from Marksheffel Road and Carriage Meadows Drive. The private roadway will be owned and maintained by the Lorson Ranch Metropolitan District.

The Road Impact Fee as approved by Resolution 19-471 will be assessed at the last land-use approval. The parcels of this Final Plat are within the boundary of Public Improvement District 2. As such, Road Impact Fees will be assessed in accordance with the PID.

H. SERVICES

1. Water

Water will be provided by Widefield Water and Sanitation District. Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed Final Plat has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is provided by Widefield Water and Sanitation District.

3. Emergency Services

The property is within the Security Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

4. Utilities

Electric will be provided by Mountain View Electric Association Inc.



5. Metropolitan Districts

The property is within the Lorson Ranch Metropolitan District #7.

6. Parks/Trails

Commercial applications are not subject to park fees.

7. Schools

Commercial applications are not subject to school fees.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

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

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer’s Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer’s Office that all prior years’ taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
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 Division of 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 species.

6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the Final Plat is recorded.
9. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated August 21, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. The following fees are required to be paid to El Paso County at the time of plat recordation:
 - a. The subject property is in the Jimmy Camp Creek Drainage Basin, currently there are no fees required per Resolution 24-233.
 - b. Park fees are not applicable for this application.
 - c. School fees are not applicable for this application.
2. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
3. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.
4. The El Paso County Road Impact Fee Program Resolution (Resolution Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at



Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

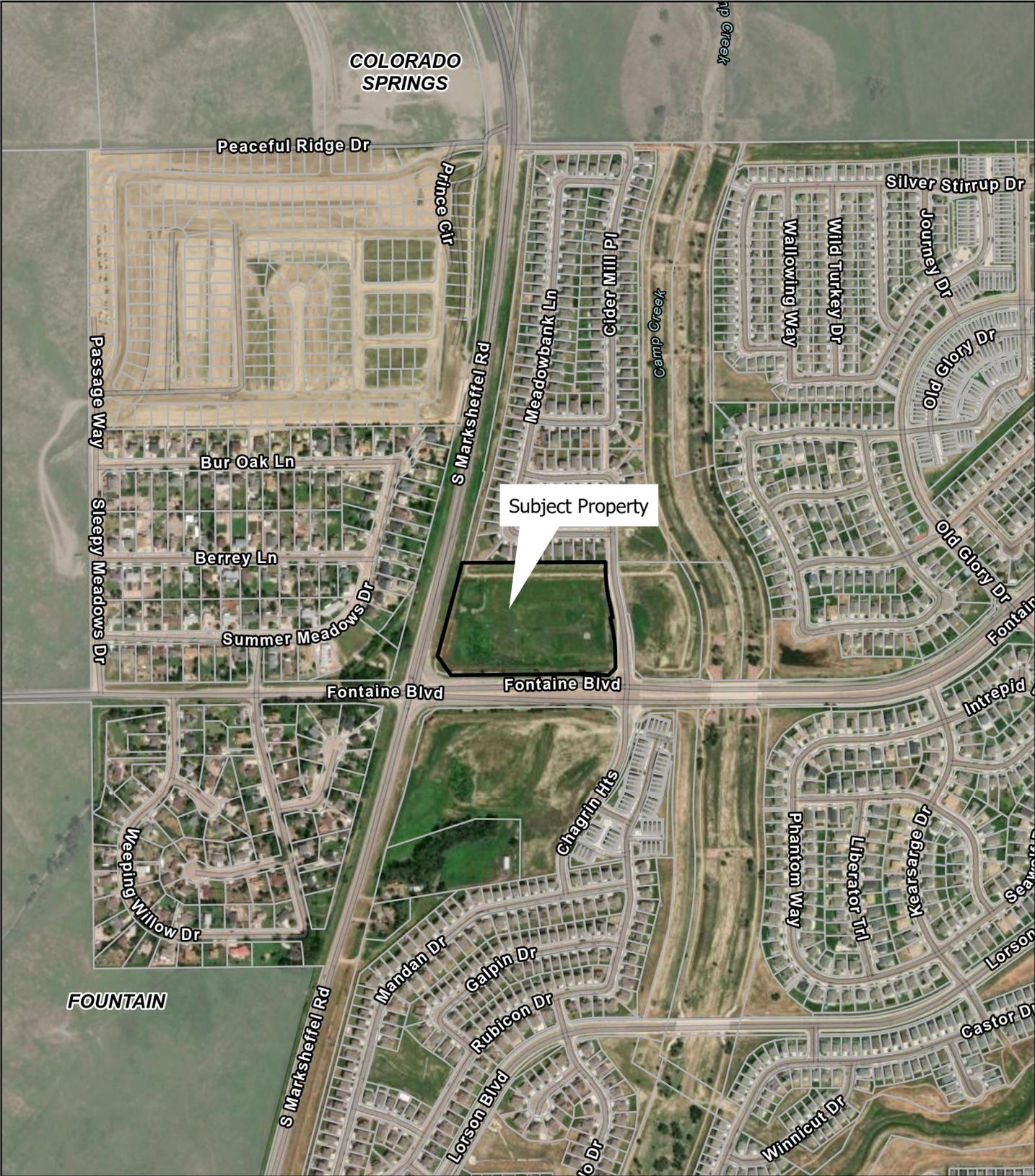
L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 89 adjoining property owners on September 17, 2024 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

Map Series
Letter of Intent
Plat Drawing
State Engineer's Letter
County Attorney's Letter
Draft Resolution

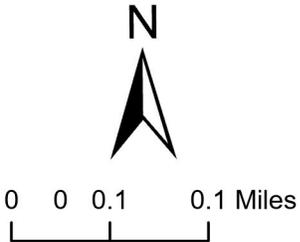


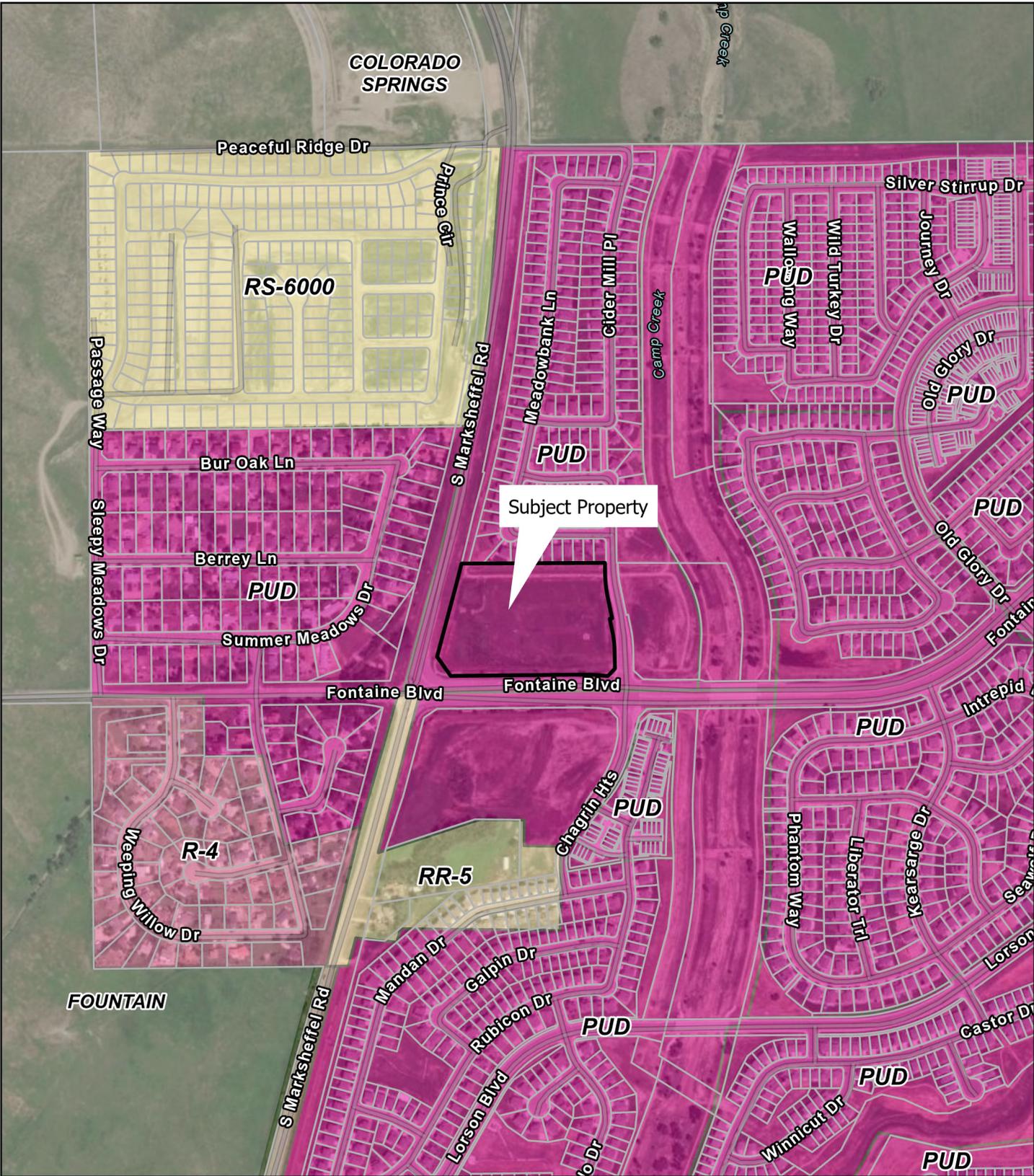


Aerial Map

File No.SF248

Map Series No. 1





Zoning Map

File No.SF248

Map Series No. 2



0 0 0.1 0.1 Miles



Subject Property

Legend

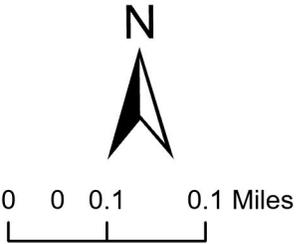
- | | |
|--|---|
| <p>Parcels</p> <ul style="list-style-type: none">  Parcels | <p>Master Plan Layers</p> <p>Placetypes</p> <ul style="list-style-type: none">  Suburban Residential  Incorporated Area |
| <p>Incorporated Cities</p> <ul style="list-style-type: none">  COLORADO SPRINGS  FOUNTAIN | |

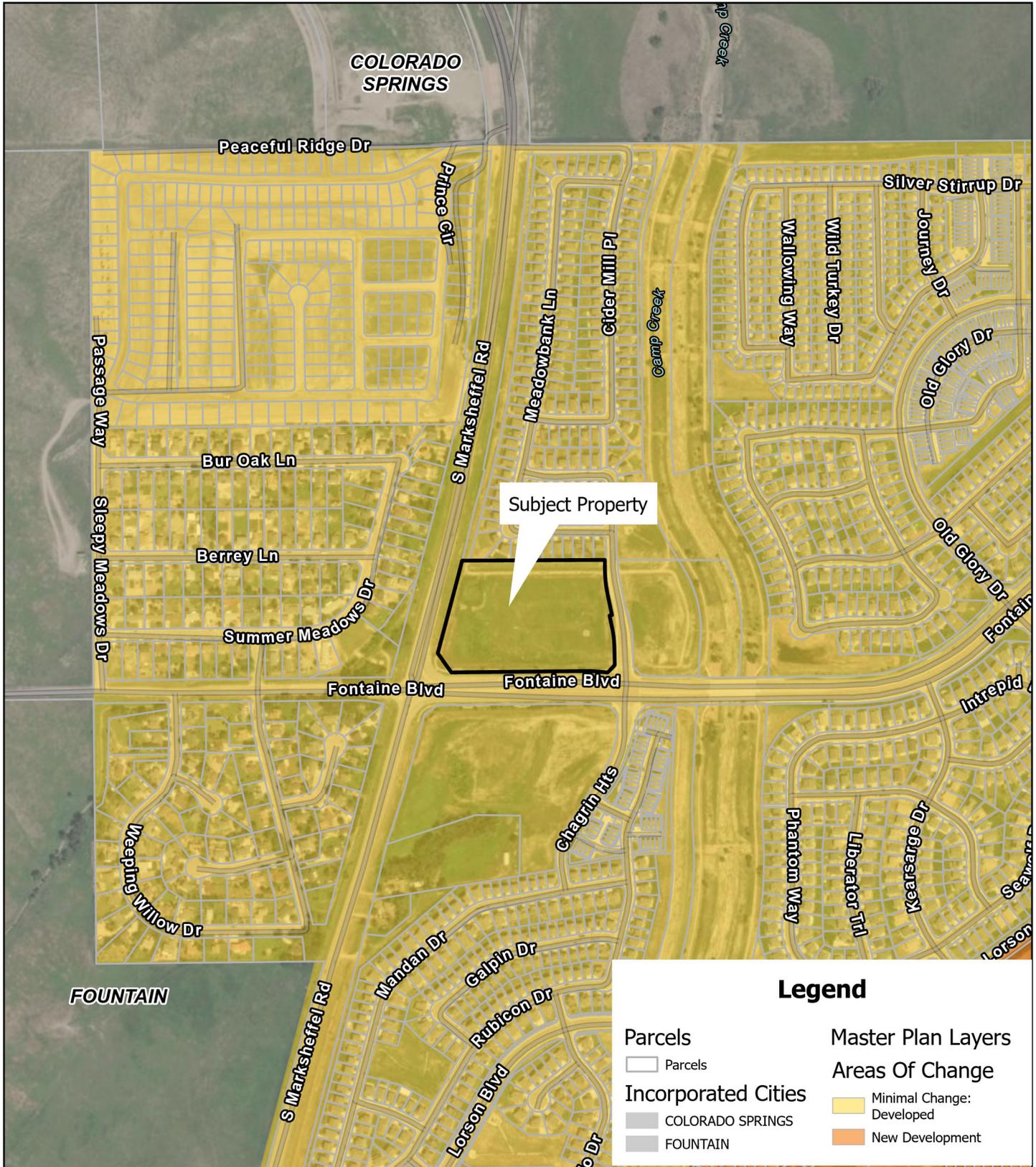


Placetype Map

File No.SF248

Map Series No. 3





Areas of Change Map

File No.SF248

Map Series No. 4



0 0 0.1 0.1 Miles

VILLAGE AT LORSON RANCH FILING 1
LETTER OF INTENT
REZONE AND PLAT

June 3, 2024 (REV-1)



PREPARED FOR:

Cradlan LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Owner/ Applicant: Cradlan LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No: 5515413054

Acreage: 9.73 Acres

Site Location, Size, Zoning:

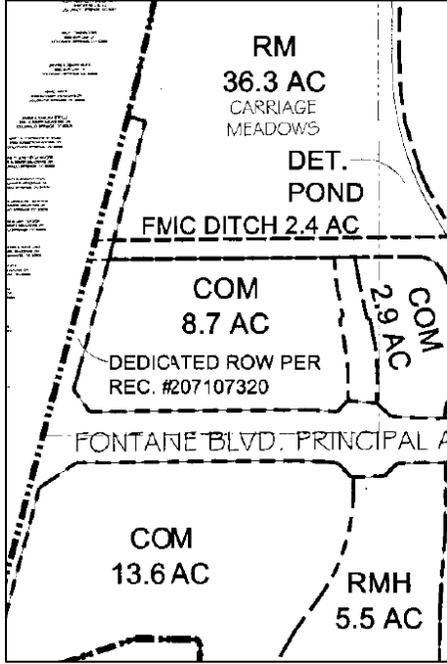
Matrix Design Group, on behalf of Cradlan LLC, is respectfully submitting rezone and plat applications for the proposed Village at Lorson Ranch Filing 1 commercial project. The proposed submittal seeks to rezone 9.73 acres from PUD Commercial to Commercial Service (CS) and replat 6 individual commercial lots. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts COM (Commercial Related Uses). The proposed rezone application submittal proposes Commercial Service (CS) zoning and is in compliance with the approved Sketch Plan. The proposed replat illustrates 6 commercial lots of approximately 1 to 2-acres in size each.

The site is bordered by Fontaine Boulevard to the south; Marksheffel Road to the west; Carriage Meadows Drive to the east; developed Lorson Ranch PUD zoned single-family property to the north (Residential Medium 7-10 DU/ Acre). The parcel that makes up this submittal is vacant with no existing buildings or structures. The site contains no natural drainage ways or significant natural features. The site does contain existing drainage facilities and improvements which shall remain. Village at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water/ wastewater.

The subject site is within the City of Colorado Springs Annexation Interest Area however, the City has previously expressed no interest in annexation for the Lorson Ranch community.

Request & Justification:

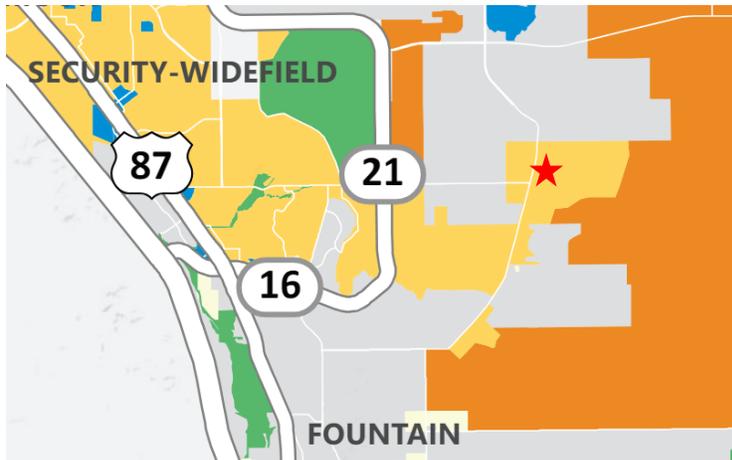
The purpose of this application is to request approval of a Rezone and Replat for a portion of Lorson Ranch located at the northeast corner of Marksheffel Road and Fontaine Boulevard.



The proposed submittal seeks to rezone 9.73 acres from PUD Commercial to a straight Commercial Service (CS) zone district. The straight zone district designation will make future development of the commercial lots simpler as the CS zone district outlines the design standards and guidelines. A proposed replat illustrates 6 commercial lots of approximately 1 to 2-acres in size each. Future plan submittals will determine the final layout and design of the individual commercial parcels. The proposed rezone parcel is currently zoned PUD and is part of the Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016. This Master Plan depicts the parcel as COM (Commercial Related Uses).

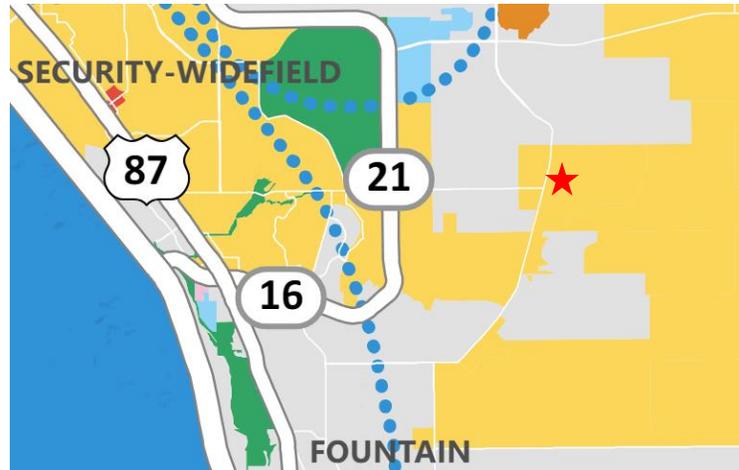
The proposed rezone complies with the intent of PUDSP 162, condition no. 7, and will simplify the process of having numerous submittals, a predefined set of design guidelines and standards, and eliminate

the PUD review criteria with future submittals.



The subject site is within the Area of Change, Minimal Change: Developed. This includes developed areas that are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses.

The subject site is within the Placetype of Suburban Residential. The primary land use within Suburban Residential is Single-Family Detached Residential and includes supporting land uses of Single-Family Attached, Multi-Family, Parks/ Open Space, Commercial Retail, Commercial Service, and Institutional.



Commercial Service (CS) Zoning Requirements

The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public. Use Types will conform to the Allowed and Special Use requirements of LDC Chapter 5, Table 5-1.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
 The proposed Village at Lorson Ranch would help to fulfill desirability and demand for additional Commercial Retail and Commercial Services within El Paso County as well as serve the few thousand residential units existing and proposed within the Lorson Ranch development. As illustrated in the recently approved Your El Paso County Master Plan, the place based approach is not focused on the use of a specific parcel, but rather is concerned with the collective mix of uses that establish a place within the El Paso County community. The Commercial component of Lorson Ranch was always planned for and intended to be on the subject parcel per the approved Lorson Ranch Minor Sketch Plan Amendment.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
 There is a demand for the proposed Commercial land use to serve the planned +/- 6,500 residential units within Lorson Ranch as well as the growing areas adjacent to the proposed commercial parcels.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
 The proposed Village at Lorson Ranch will incorporate commercial retail and commercial services into the community. The proposed site is not located within a "Key Area" but is located within an area of change (Minimal Change: Developed). The site has a place type of Suburban Residential which has a primary land use of Single-Family Residential and supporting land uses of both Commercial Retail and Commercial Services. The proposed rezone supports this place type as well as the existing Lorson Ranch Minor Sketch Plan Amendment. Additionally, the Commercial

land use supports **Goal 1.3** *Encourage a range of development types to support a variety of land uses.*

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The proposed Village at Lorson Ranch will be served by existing infrastructure to include water and wastewater services, electricity, and roadways. These utilities have been planned for long in advance with capacity to serve the commercial development.

2. *Does the development trigger the need for such infrastructure?*

The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development may require expansion of some existing facilities meeting **Goal LU4**: *Continue to encourage policies that ensure "development pays for itself"*. The extension of existing utilities and facilities into this site will be determined with future, more detailed developments.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed Village at Lorson Ranch will require a roadway to be designed and built to provide internal access to the commercial uses. Internal trail and/or sidewalk connections will be provided as necessary to connect to existing pedestrian systems within the development. This supports **Goal TM2** *Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

El Paso County Map Amendment (Rezoning) Approval Criteria:

1. *The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;*

The application is in conformance with the El Paso County Master Plan as listed above.

2. *The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;*

The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts COM (Commercial Related Uses). The proposed rezone application submittal proposes Commercial Service (CS) zoning and is in compliance with the approved Sketch Plan and applicable provisions.

3. *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and*

The proposed submittal seeks to rezone 9.73 acres from PUD Commercial to a straight Commercial Service (CS) zone district. The straight zone district designation will make future development of the commercial lots simpler as the CS zone district outlines the design standards and guidelines. The site has been planned as Commercial on the approved Lorson Ranch Sketch Plans (s) and is compatible with the adjacent land uses and PUD zoning.

4. *The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.*

The proposed submittal seeks to rezone 9.73 acres from PUD Commercial to a straight Commercial Service (CS) zone district. The straight zone district designation will make future development of the commercial lots simpler as the CS zone district outlines the design standards and guidelines.

El Paso County Replat Approval Criteria:

1. *The replat complies with this Code, and the original conditions of approval associated with the recorded plat;*

The proposed Replat complies with the El Paso County Land Development Code and the original conditions of approval.

2. *No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;*

The proposed Replat will not create any nonconforming lots.

3. *The replat is in keeping with the purpose and intent of this Code;*

The proposed Replat is in keeping with the El Paso County Land Development Code.

4. *The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;*

The proposed Replat conforms to the required findings of a major subdivision.

5. *Legal and physical access is 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 parcels will gain access from a private internal access drive that runs between Marksheffel Road and Carraige Meadows Parkway. A right-in only is also proposed along Fontaine Boulevard.

6. *The approval will not adversely affect the public health, safety, and welfare; and*

The proposed Replat will not adversely affect public health, safety, and welfare. The site has always been master planned as a future Commercial site.

7. *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.*

The Village at Lorson Ranch will be subject to new CC&Rs.

El Paso County Water Master Plan:

Village at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filing. There are no proposed wells or individual septic systems within Village at Lorson Ranch. A WWSD intent to serve commitment letter is provided with the Water Report.

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

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

through integrated master planning of site planning, landscape and water resource best management practices.

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

No residential units are proposed.

Total Number of Industrial or Commercial Sites:

The proposed Replat illustrates 6 commercial lots of approximately 1 to 2-acres in size each. Future plan submittals will determine the final layout and design of each commercial parcel. There are no industrial sites being proposed.

Phasing Plan and Schedule of Development:

The project will be constructed in multiple phases; however, at this time exact phasing is unknown. Future plan submittals will further detail the commercial development and proposed phasing.

Areas of Required Landscaping:

The proposed internal landscape design (5%), adjacent residential district buffering, and streetscape planting requirements shall comply with the EPC LDC. The landscape design will be shown in more detail at the time of future plan submittals. There are no landscape waivers being requested at this time and there is no open space requirements as part of commercial development.

Types of Proposed Recreational Facilities:

There are no recreational facilities being proposed with this application for rezone as there are no open space requirements. Potential trail corridors and/or connections within the proposed project limits will be coordinated during the preliminary plan and final plat submittals as part of the detailed layout.

Traffic Engineering:

Vehicular access as illustrated in the Traffic Impact Study is proposed with all roadways to be private. A waiver has been included to permit the private roadway. A main access point is proposed on Carriage Meadows Drive. A right-in only access point is proposed along Fontaine Boulevard. This right-in only access point will require a deviation. A second deviation is required for to permit pedestrian crossings greater than 48 feet. See below for more information. Road impact fees to be calculated at time of building permit as may be required.

School District:

N/A

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 Rezone Application:___

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

Site Geology: A Soils and Geology Study is submitted with this application.

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

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

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

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

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

Vegetation, Wildlife Habitats and Migration Routes:

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

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

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

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

Deviation Requests (see Deviation Request and Decision Forms):

1) ROADWAY ACCESS CRITERIA

Requested Deviation: To permit right-in only access from Fontaine Boulevard into the Village at Lorson Ranch project.

Justification: The deviation will help reduce the amount of commercial traffic on Carriage Meadows Drive. Additionally, the right-in only access point is approximately 440' feet from the intersection of Fontaine Boulevard and Carriage Meadows Drive. All of the turn movements will take place in an existing auxiliary lane where speeds are already reduced and nowhere near the design speeds of Fontaine Boulevard.

2) PEDESTRAIN REFUGE / CROSSWALK LENGTH GREATER THAN 48 FEET

Requested Deviation: 2 of the 4 crossing locations at the intersection of Fontaine Blvd and Carriage Meadows Drive will have a crossing length slightly greater than 48 feet.

Justification: The proposed deviation is requested because of the considerable amount of modification and expansion to accommodate pedestrian refuge pork chop islands at all 4 sides of the intersection. Modification would include relocation of (2) 6'x12' concrete electric vaults, relocate a 25' long Type R inlet, relocate a 5' long Type R inlet and reconstruct a portion of storm sewer, additional pavement/curb/sidewalk reconstruction and expansion, and ROW taking at 3 of the 4 intersection corners. The addition of corner refuge islands will also make the sight of oncoming traffic from the Carriage Meadows intersection approaches more difficult to see than not installing the corner islands.

Waiver Requests (see Waiver Request):

1) PUBLIC ROADS REQUIRED

Requested Deviation: To permit a private road internal to the subject commercial project.

Justification: The proposed roadway will closely follow the minimum requirements of a typical urban local roadway per the ECM. The proposed roadway will have a 50'-56' wide access easement, with two 15-18' lanes of asphalt paved travel (30'-36' total pavement width), type A curb & gutter on each side of the road, and a 5' wide attached walk along the south side of the roadway.

VILLAGE AT LORSON RANCH FILING NO. 1
A REPLAT OF TRACT D, "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1"
RECORDED UNDER RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY,
COLORADO, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER (S1/2 SE 1/4 SE 1/4) SECTION 15, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:
THAT GRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF
THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:
TRACT D, "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1" UNDER
RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING
A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER (S1/2 SE 1/4 SE 1/4) SECTION 15, T15S, R65W, OF THE SIXTH P.M., EL PASO
COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 423.808 SQUARE FEET
(9.725 ACRES, MORE OR LESS).

OWNERS CERTIFICATE:
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF
DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED
HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS,
AND PUBLIC EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF
"VILLAGE AT LORSON RANCH FILING NO. 1" AND SAID OWNERS HEREBY COVENANT
AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO
COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR
SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF
THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON
ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL
BE MAINTAINED AND REPAIRED BY SAID COUNTY. THE PUBLIC UTILITY
EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND
COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE
ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS
ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND
EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE,
AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER ADDRESS:
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200
FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
GRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST:
SECRETARY/TREASURER
STATE OF COLORADO }
COUNTY OF EL PASO }

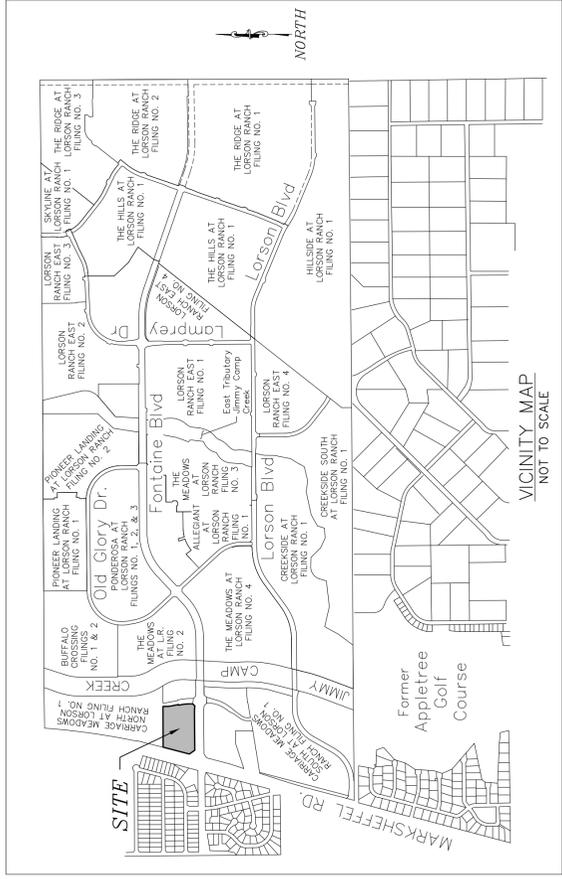
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
GRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:
THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE
ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY GRADLAN LLC.
APPROVAL IS GRANTED FOR THIS PLAT OF "VILLAGE AT LORSON RANCH NORTH FILING
NO. 1".

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
GRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY
STATE OF COLORADO }
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, A.D.
BY JEFF MARK AS AUTHORIZED SIGNING AGENT FOR GRADLAN LLC, A COLORADO
LIMITED LIABILITY COMPANY
WITNESS BY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____



TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	1.137	LMD/LMD	LANDSCAPING/OPEN SPACE/PAVILION/ SIGNAGE/DRAINAGE/PUBLIC UTILITIES
TOTAL	1.137		

LMD = LORSON RANCH METROPOLITAN DISTRICT

ACCEPTANCE CERTIFICATE FOR TRACT:

LORSON RANCH METROPOLITAN DISTRICT
THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS
HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH
METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "VILLAGE AT
LORSON RANCH FILING NO. 1".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1
STATE OF COLORADO }
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024
BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1
WITNESS BY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE
I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY
REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 15, 2020 BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN
HEREON; THAT MATHEMATICAL CLOSEURE ERRORS ARE LESS THAN 1:10,000; AND
THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE STATUTE AND
LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION OR
SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY
LAND DEVELOPMENT CODE.
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024.

VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
212 N. WAHSATCH AVENUE, SUITE 305
COLORADO SPRINGS, COLORADO 80903

NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN
THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY
ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE
DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:
THIS PLAT FOR "VILLAGE AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR
FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS
ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES SPECIFIED
HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.
THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS; LIST
THOSE APPLICABLE) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL
NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL
PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH
THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA
MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
REGIONAL PARK FEE: _____
URBAN PARK FEE: _____

CLERK AND RECORDER'S CERTIFICATE:
STATE OF COLORADO }
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON
THIS _____ DAY OF _____, 2024, A.D., AND IS DULY RECORDED AT
RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO
COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

SUMMARY:

6 LOTS	8.888 ACRES	88.31%
1 TRACT	1.137 ACRES	11.69%
TOTAL	9.725 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE:	N/A - BASIN CLOSED
JIMMY CAMP CREEK BASIN BRIDGE FEE:	\$ 00,000.00
SCHOOL FEE:	\$ 00,000.00
REGIONAL PARK FEE:	\$ 00,000.00
URBAN PARK FEE:	\$ 00,000.00

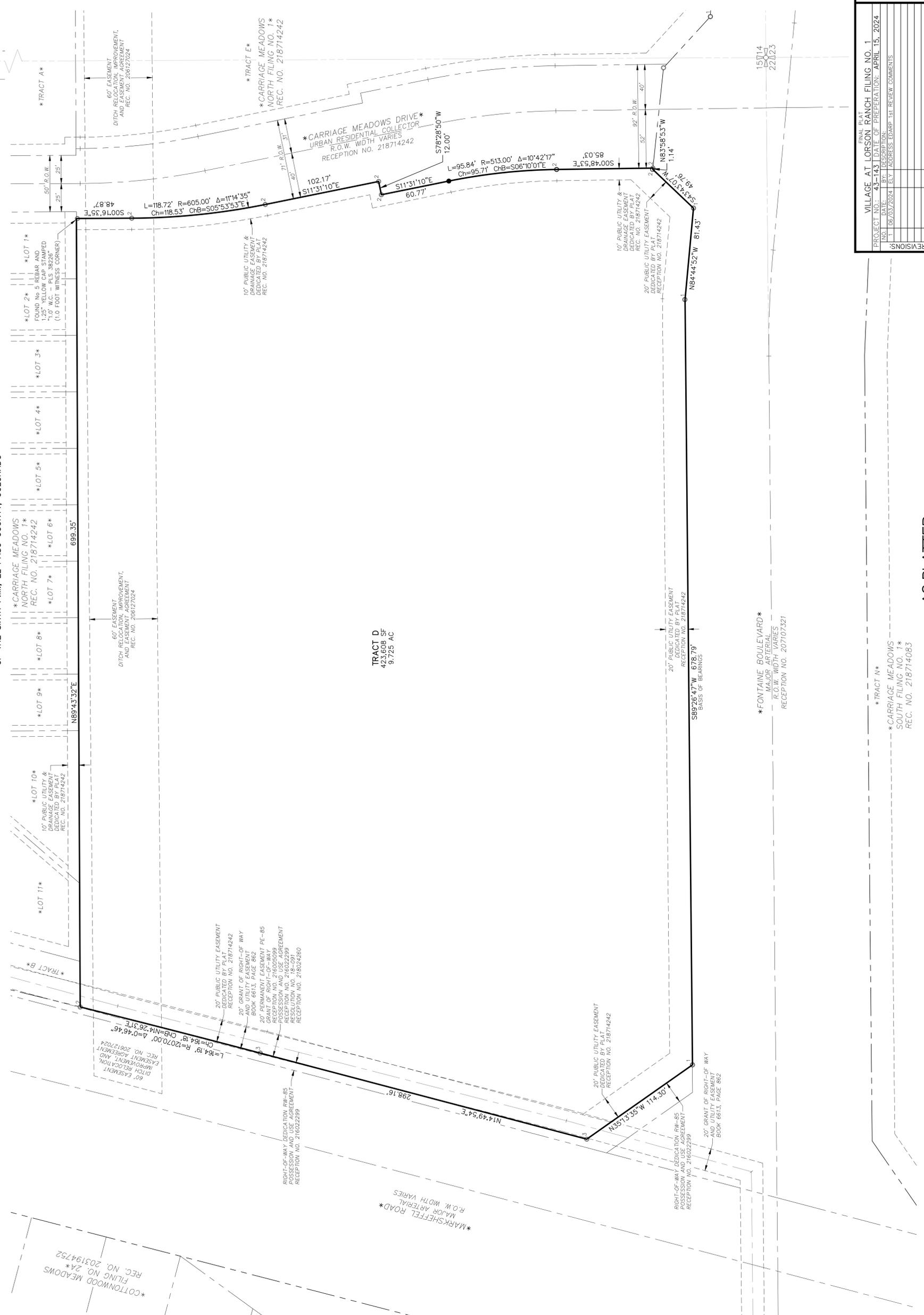
FILED BY: _____
PROJECT NO.: 43-143 | DATE OF PREPARATION: APRIL 15, 2024
NO. _____ DATE: _____ BY: _____ DESCRIPTION: _____
REVISIONS: _____
DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE NO.: SF-24-008



VILLAGE AT LORSON RANCH FILING NO. 1
 A REPLAT OF TRACT D, "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1"
 RECORDED UNDER RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY,
 COLORADO, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
 THE SOUTHEAST QUARTER (S1/2 SE 1/4 SE 1/4) SECTION 15, T15S, R65W,
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (00000) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL ENGRS 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL ENGRS 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" YELLOW CAP STAMPED "M&S CIVIL ENGRS 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 2" ALUMINUM CAP STAMPED "PARISWORTH GROUP PLS 38053" EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- SUBDIVISION BOUNDARY
- LOT/TRACT LINES
- CENTERLINE
- EASEMENT LINE
- ADJACENT/EXISTING SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- EXISTING CENTERLINES
- EXISTING EASEMENTS
- SECTION LINES
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



PROJECT NO. 43-143 DATE OF PREFERENTIAL: APRIL 15, 2024

NO. 1 DATE: 06/03/2024 BY: ADDRESS: EDARP 1st REVIEW COMMENTS:

REVISIONS:

NO.	DATE	BY	ADDRESS	EDARP 1st REVIEW COMMENTS

DRAWN BY: ELY CHECKED BY: VPT | PCD FILE NO.: SF-24-008

212 N. WASHCATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

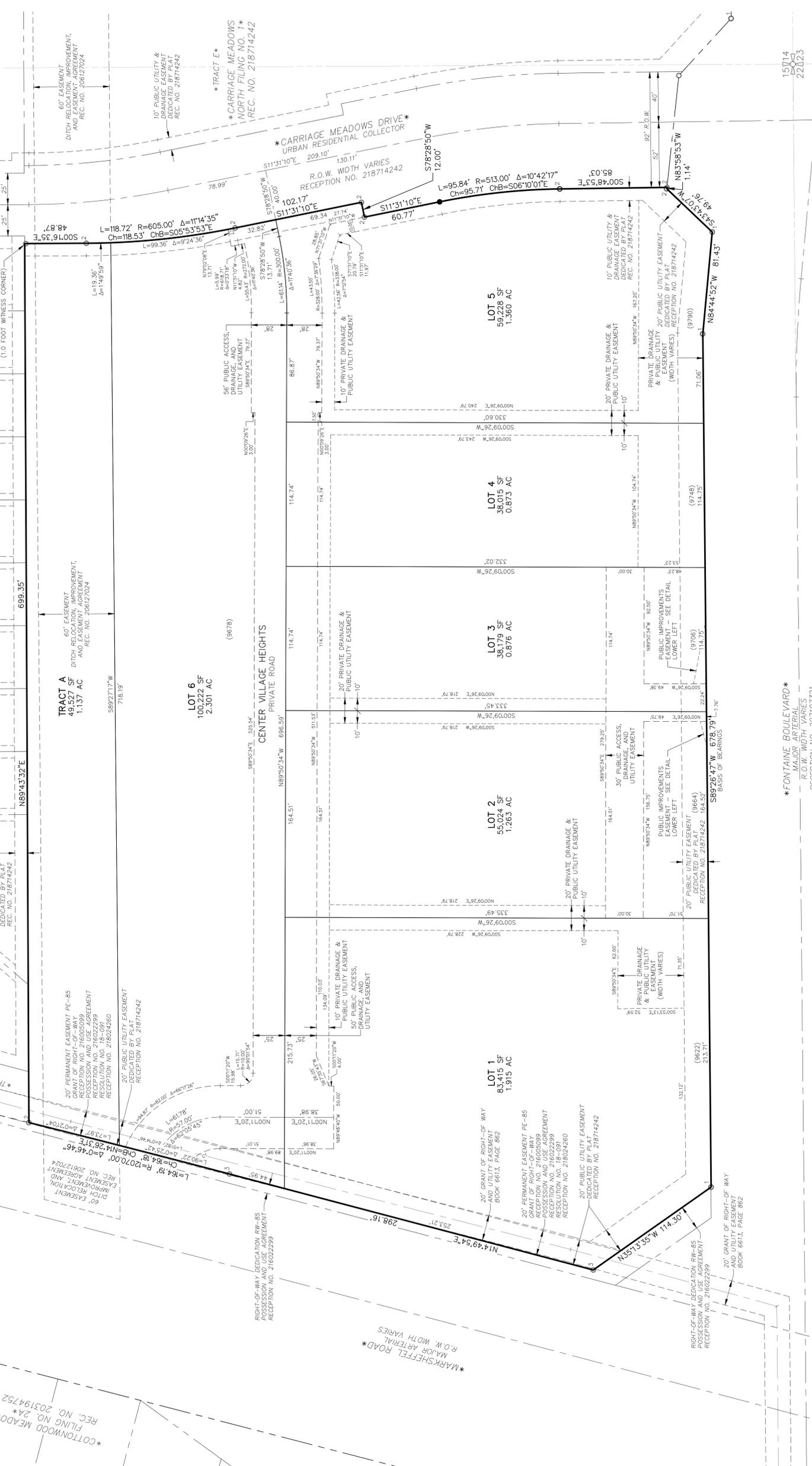
CIVIL CONSULTANTS, INC.

AS PLATTED

VILLAGE AT LORSON RANCH FILING NO. 1

A REPLAT OF TRACT D, "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1" RECORDED UNDER RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S1/2 SE 1/4 SE 1/4) SECTION 15, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

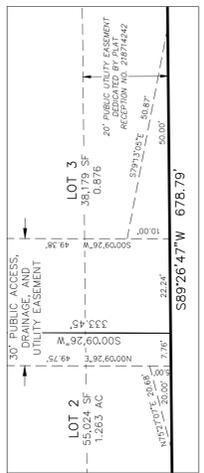
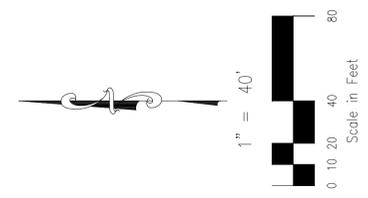
1/4
S15
COR



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL ENR 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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 - EXISTING CENTERLINES
 - EXISTING EASEMENTS
 - SECTION LINES
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

EASEMENT CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA
C1	28.51	32.00	51°02'25"
C2	5.86	605.00	0°33'18"



PROJECT NO. 43-143
DATE: 06/03/2024
BY: ADDRESS EDARP 1ST REVIEW COMMENTS

VILLAGE AT LORSON RANCH FILING NO. 1
DATE OF PREPARATION: APRIL 15, 2024

REVISIONS:

2122 N WASHCATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.583.5485

CIVIL CONSULTANTS, INC.

SHEET 4 OF 4

AS REPLATTED

PUBLIC IMPROVEMENT EASEMENTS - DETAIL
LOTS 2 AND 3
SCALE: 1" = 20'



May 22, 2024

Kylie Bagley
El Paso County Planning and Community Development
Transmission via EDARP portal
CDWR Subdivision 31343

**Re: Village at Lorson Ranch Filing 1 EA2413 SF248
SE1/4 Sec. 15, T15S, R65W of the 6th PM
Water Division 2, Water District 10**

Dear Kylie Bagley:

We have reviewed your April 22, 2024 submittal concerning the above referenced proposal to subdivide 9.725 acres into 6 commercial lots ranging from 0.88 acres to 1.7 acres.

Water Supply Demand

According to the submittal, the proposed uses and estimated water requirements for the six lots are as follows:

- Lot 1 is a gas station on a 1.6 acre site, using 2.44 acre feet of water
- Lot 2 is a food retailer on a 1.26 acre site, using 1.93 acre-feet of water
- Lots 3 and 4 are food retailers on 0.88 acre lots using 1.34 acre-feet each of water
- Lot 5 is a 1.08 acre miscellaneous retail site using 0.8 acre-feet of water
- Lot 6 is a 1.7 acre storage site using 1.19 acre feet of water
- Miscellaneous landscaping requirements for the filing are 25,000 square feet (0.5739 acres) estimated to require 3.88 acre feet of water

The total demand for this project is 12.93 acre-feet per year for the lots and landscaping.

Source of Water Supply

The proposed water supplier is the Widefield Water and Sanitation District (“District”). The District has provided a letter dated April 4, 2024 committing to serve the subdivision. Information in our files indicates the district has approximately 458 acre-feet per year of Denver Basin ground water available for additional commitments.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.



Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

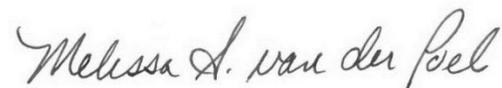
The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

Additional Comments

The application materials indicate that the project will collect storm flows in a detention pond. The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

Should you have any questions, please contact me in this office at 303-866-3581.

Sincerely,



Melissa A. van der Poel, P.E.
Water Resources Engineer

cc: Subdivision File 31343
Martha Archuleta, Water Data Analyst

County Attorney

Kenneth R. Hodges, County Attorney
719-520-6485
Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

August 21, 2024

SF-24-8 Village at Lorson Ranch Filing No. 1

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Cradlan, LLC (“Applicant”), to subdivide an approximately 9.725 +/- acre parcel into 6 commercial lots. The property is zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the Applicant estimated its annual water needs to serve this subdivision at 12.93 acre-feet/year, which equates to 1.50 acre-feet per year per lot and is comprised of 9.05 annual acre-feet for commercial use and 3.88 annual acre-feet for irrigation. Based on these figures, the Applicant must provide a supply of 3,879 acre-feet of water (12.93 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District (“District”). As described in the Water Resources Report (“*Report*”), the District has a current developed physical water supply of 5,271 acre-feet of water per year, and the three year average actual use is 2,898 acre-feet per year. The District’s water is sourced from a number of groundwater and surface water sources. The *Report* indicates that the district “has an excess capacity in their existing water supply system to serve this subdivision.”

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
DOREY L. SPOTTS

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER
ERIKA KEECH

4. The District provided a letter of commitment for The Villages at Lorson Ranch Filing No. 1 dated April 4, 2024, in which the District committed to providing water service for the 6 commercial lots plus irrigation, for an annual water requirement of 12.93 acre-feet.

State Engineer's Office Opinion

5. In a letter dated May 22, 2024, the State Engineer reviewed the application to subdivide the 9.725 +/- acres into 6 commercial lots. The State Engineer stated that "[i]nformation in our files indicates the district has approximately 458 acre-feet per year of Denver basin ground water available for additional commitments." Further, the State Engineer stated that "...pursuant to Section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for The Village at Lorson Ranch Filing No. 1 is 12.93 acre-feet per year for a total demand of 3,879 acre-feet for the subdivision for 300 years, to be supplied by Widefield Water and Sanitation District. **Based on the District's commitment to serve this subdivision and the State Engineer's conclusion that the District has sufficient water to provide such service, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for The Village at Lorson Ranch Filing No. 1.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the 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.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated April 2024 the *Widefield Water and Sanitation District* letter dated April 4, 2024, and the *State Engineer Office's Opinion* dated May 22, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

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: Kylie Bagley, Project Manager, Planner

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A FINAL PLAT
VILLAGE AT LORSON RANCH FIL NO. 1 (SF248)

WHEREAS, Matrix Design Group did file an application with the El Paso County Planning and Community Development Department for the approval of a Final Plat for the Village at Lorson Ranch Fil No. 1 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 3, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the Final Plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on October 24, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Final Plat, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.3.f of the Land Development Code (as amended):

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
2. The subdivision is in substantial conformance with the approved Preliminary Plan;
3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
4. Either 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 the Code, or, with respect to applications for administrative Final Plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan approval;
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the ECM;
8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Code;
12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
13. The subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and
14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].

WHEREAS, 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 the Code; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Final Plat application for the Village at Lorson Ranch Fil No. 1 Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.

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 Division of 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 species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the Final Plat is recorded.
9. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated August 21, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. The following fees are required to be paid to El Paso County at the time of plat recordation:
 - a. The subject property is in the Jimmy Camp Creek Drainage Basin, currently there are no fees required per Resolution 24-233.
 - b. Park fees are not applicable for this application.
 - c. School fees are not applicable for this application.
2. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
3. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.
4. The El Paso County Road Impact Fee Program Resolution (Resolution Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 24th day of October 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

TRACT D, "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S 1/2 SE 1/4 SE 1/4) SECTION 15, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 423,608 SQUARE FEET (9.725 ACRES, MORE OR LESS).