

CREEKSIDE AT LORSON RANCH FILING 1

PUD Development, Preliminary Plan, and Request
for Early Grading

Vicinity Map:



Prepared By:



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Site Location, Size, Zoning:

Thomas & Thomas, on behalf of Lorson LLC Nominee, is respectfully submitting development applications for the Creekside at Lorson Ranch Filing 1 project for a combined PUD Development Plan/ Preliminary Plan and request for early grading. The site is 83.08 acres and is located within the south-central portion of Lorson Ranch between the Jimmy Camp Creek main channel and east tributary and south of Lorson Boulevard. The proposed Creekside project will be a continuation of the Lorson Ranch development and will complete one of the last remaining parcels of land to be developed located between the two creek channels. The site is currently zoned RM (Residential Medium 7-10 DU/ Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016. The parcels are currently vacant with no structures. However, as part of previous developments within Lorson Ranch grading and utility operations were completed to include construction of a large detention facility and utility main extensions. The existing detention facility and utilities shall remain and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. There also exist an 80' FMIC Ditch easement and pipeline that shall remain. The proposed development will not interfere with this easement and will meet all necessary requirements.

Request & Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan and a Pre-Development Early Grading Request for the Creekside at Lorson Ranch Filing 1 project located within Lorson Ranch. The PUD Development and Preliminary Plan shows the detailed design of the single-family detached residential lots as well as identifies the development standards for the proposed uses. The Preliminary Plan describes the lot sizes, transportation systems, public rights-of-way, and easements

necessary for the development. Since the grading operations are expected to be substantial, the early grading request will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat. The proposed application includes 235 new single family lots on 83.08 acres for a density of 2.83 DU/ Acre. The site layout for Creekside predominately includes a minimum lot size of 45' x 85' (3,825 SF) with several areas including larger lot sizes particularly along open space, Lorson Blvd., cul-de-sacs, and along roadway knuckles. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements. The site is bordered by the Jimmy Camp Creek main channel to the west, the East Tributary to the east and south, and Lorson Blvd. to the north. The existing homes and developments to the south within the Apple Ridge subdivision and Peaceful Valley Estates are buffered by the Jimmy Camp Creek East Tributary. There is no proposed access to the south into Peaceful Valley Estates nor any proposed development immediately adjacent with this application.

Lorson Blvd. will be constructed along the entire length of the project connecting proposed bridges at both the main channel to the west and the east tributary of Jimmy Camp Creek. Completion of Lorson Blvd. will also provide better connectivity and additional vehicular routes to and from the Meadows filings previously constructed north of the Creekside development. Lorson Blvd. has been designed to handle existing and proposed traffic expected to be developed within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the drainage ways. Within the Creekside at Lorson Ranch development, open space and community connections are planned providing easy access to the El Paso County Regional Trail along the Jimmy Camp Creek main channel as well secondary, internal trail corridors to be provided within the open space along the east tributary. The PUD and Preliminary Plan proposes 43.5 acres of open space which is 52% of the total site acreage where only 8.31 acres (10%) of open space is required within the PUD zoning district. Of this, 26.68 acres are being provided as part of the Jimmy Camp Creek East Tributary. The remaining 16.82 acres represents 20% of the provided open space and still exceeds the minimum requirements.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

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

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

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

The proposed Creekside at Lorson Ranch project advances the stated purposes set forth in this section and is in general conformance with the El Paso County Master Plan and the approved Lorson Ranch Sketch Plan as amended. The project site lies just outside the boundaries of the Highway 94 Comprehensive Plan.

The application is in compliance with the requirements of this code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet. There has been substantial change in character of the area since the zoning and land uses were originally approved as several communities of single family residential have been approved and constructed. This includes Lorson Ranch itself and several other projects within the general vicinity of this project including the Cottonwood Grove and Peaceful Ridge at Fountain Valley developments to the immediate west of Lorson Ranch.

The approved Lorson Ranch Sketch Plan Amendment identifies several residential density zoning designations to include RM (Residential Medium 7-10 DU/ Acre); RLM (Residential Low/ Medium 4-6 DU/ Acre); and RMH (Residential Medium/ High 10-13 DU/ Acre). The PUD Development Plan/ Preliminary Plan submitted with this application remains consistent with the approved Sketch Plan by maintaining the approved residential zoning designation and approved densities of RM (Residential Medium 7-10 DU/ Acre). The proposed overall density of 2.83 DU/ Acre is consistent with both the approved densities and with communities already established within Lorson Ranch.

The proposed property is suitable for the intended uses and is compatible with both the existing and allowed land uses found within Lorson Ranch. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the Pioneer Landing Filings 1-3, Ponderosa at Lorson Ranch, the Meadows at Lorson Ranch, Carriage Meadows South and the recently approved Lorson Ranch East project. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character.

While there are no requirements for buffering, the proposed application provides adequate consideration for any potentially detrimental uses and provides an appropriate transition between uses of differing intensities both on-site and off-site. Creekside at Lorson Ranch will be buffered to the west, east and south by the existing Jimmy Camp Creek channels providing a natural buffer from adjacent developments. The east tributary creates a natural and substantial buffer to the south towards the larger estate lots found in Peaceful Valley Estates. There is no development proposed directly adjacent to Peaceful Valley Estates with this application nor are any roadway connections proposed. To the north across Lorson Blvd. exists lots and homes of similar development style constructed in previous filings within Lorson Ranch.

The proposed PUD/ Preliminary Plan will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This design approach supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

There are no areas of significant historical, cultural or recreational features found on site; however, the preservation of the natural Jimmy Camp Creek is being taken into consideration with the lot lines set back some distance away from this drainage feature. There is opportunity to provide natural open space and trail corridors along the banks of the east tributary similar to the trail provided along the banks of the Jimmy Camp Creek throughout Lorson Ranch. This would provide the residents of Lorson Ranch another unique amenity not found within similar communities located nearby. This trail corridor will tie into the exiting sidewalk and trail network found within Lorson Ranch creating larger loops for walking, hiking, running, or biking.

The proposed single-family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and are adequately sized to meet the demands of this phase and other future phases. A sufficient water supply has been acquired and can provide the water necessary for the proposed 235 units. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

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

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

Master Plan for Mineral Extraction:

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

School District:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170.

Total Number of Residential Units, Density, and Lot Sizes: 235 Single-Family Detached Residential Units for a density of 2.83 DU/ Acre. The site layout for Lorson Ranch East includes minimum lot sizes of 45’ x 85’ (3,825 SF). Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Total Number of Industrial or Commercial Sites:

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

Phasing Plan and Schedule of Development:

The Creekside at Lorson Ranch Filing 1 project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are existing easements including the FMIC Ditch that shall remain. Any existing temporary construction easements will be vacated and new easements will be dedicated during the final plat phase.

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

The PUD and Preliminary Plan proposes 43.5 acres of open space which is 52% of the total site acreage. Of this, 26.68 acres are being provided as part of the Jimmy Camp Creek East Tributary. The remaining 16.82 acres represents 20% of the provided open space and is double the minimum required. Much of the proposed open space will be contiguous open space along the Jimmy Camp East Tributary along the southern area of the development. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 8.31 acres. Of this, 25% or 2.03 acres must be contiguous and usable. The proposed PUD and Preliminary Plan is providing ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities such as a large sports complex immediately proposed within Lorson Ranch, ample open space and trail corridor opportunities are being provided along the banks of the Jimmy Camp Creek channels. Portions of this open space may be developed into park sites in coordination with El Paso County Parks Development pending funding and project coordination. The exact nature of these park sites is unknown at this time as the final location and individual park site amenities will be coordinated with the County Parks.

A future trail connection will be established along the east tributary to the existing regional trail found along the Jimmy Camp Creek main channel. These trail corridors will ultimately be connected to existing or planned trail connections within existing developments of Lorson Ranch.

Areas of Required Landscaping:

The proposed PUD and Preliminary Plan includes preliminary landscape design along Lorson Blvd. illustrating the landscape plantings, potential species, and spacing. The landscaping along Lorson Blvd. will meet El Paso County requirements including a 10' landscape setback and provide 1 tree per 30' linear feet of frontage for a total of 134 proposed trees. No other landscaping is required and there are no deviations being requested at this time.

The planting design accommodates more adequately spaced trees leaving room for healthy growth as opposed to overcrowding and a heavy water demand. In addition to the landscape as shown on the drawings, a 6' wood fence is being proposed along all roadways.

Traffic Engineering:

Creekside at Lorson Ranch will complete construction of Lorson Blvd. from the Jimmy Camp Creek main channel to the bridge crossing the east tributary into the recently approved Lorson Ranch East development. This roadway is a planned continuous roadway that will extend from Marksheffel Rd from the far southwestern corner of

Lorson Ranch and crosses both the Jimmy Camp Creek main channel and the east tributary. As part of the continued development within Lorson Ranch, the planned bridge that crosses the main channel of Jimmy Camp Creek connecting Carriage Meadows with this project is anticipated to be completed in May of 2019. As part of the recently approved Lorson Ranch East project, there are two planned bridges via Fontaine Blvd. and Lorson Blvd. that with both cross the Jimmy Camp Creek East Tributary. These two bridges are currently under construction and should be completed before the end of 2018. Lorson Blvd. is designed as an 80' Right-of-Way residential collector within this portion Lorson Ranch. The traffic report discusses the merits and justification for this roadway designation and configuration. There are three points of access being proposed along Lorson Blvd. into the development via local residential roadways. There will be no direct lot access to any collector roadways. There are no traffic related deviations being requested at this time.

Deviation Request:

A deviation is being requested for ECM Section I.7.1.B which requires water quality be provided for the entire 83 acre site. Water quality will be provided by two permanent extended detention basins (Pond C1-R, CR2) and one Sand Filter Basin (Pond CR3) for 98.9% of the 83.085acre site. Approximately 0.91 acres (1.1% of the total 83.085-acre preliminary plan area) consists of backyards that drain directly to the East Tributary or Jimmy Camp Creek over grass buffers. A deviation from county criteria to use a grass buffer BMP to treat runoff from these backyard drainage areas has been submitted.

Proposed Services:

1. Water/ Wastewater: Widefield Water and Sanitation District
2. Gas: Black Hills Energy
3. Electric: Mountain View Electric
4. Fire: Security Fire Protection District
5. School: Widefield District #3
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

Impacts associated with the PUD Development Plan & Preliminary Plan:

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to the El Paso County Health Department, as well as state departmental codes and regulations

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

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed

development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: Currently, single-family detached houses are approved for use on this site with a density of 7-10 DU/ Acre. The proposed gross single-family density as illustrated on the plans is quite a bit less at 2.83 DU/ Acre. There is no impact on the adjoining neighbors as this use is a continuation of existing dwelling units within the Lorson Ranch development with adequate buffering provided to the south. All PUD and Preliminary Plan review criteria has been met.

Floodplain: Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0975F', effective date 'March 17, 1997'. Portions of the floodplain have been revised per Case #14-08-0534P and 06-08-B643P and Follows Conditional Case No. 06-08-B425R effective date January 29, 2015. The existing floodplain boundaries will be revised via the CLOMR/ LOMR process through the Army Corp of Engineers per Conditional Case No. 06-08-B425R effective January 29, 2015. Lots 210-220 are either partially or entirely located within the current floodplain shall not be platted until a CLOMR/ LOMR process is completed effectively removing the floodplain limits from these lots. The submittal and review of the CLOMR/ LOMR will occur independently of this PUD/ Preliminary Plan and shall be approved prior to the platting of any lots currently located within floodplain boundaries.

The Jimmy Camp Creek East Tributary is to be dedicated to, owned and maintained by the Lorson Ranch Metropolitan District No. 1. Jimmy Camp Creek East Tributary channel improvements to be completed by the developer/ owner as required.