

**Thomas+Thomas**

Planning, urban design + landscape architecture, inc.

November 28, 2018

Kari Parsons
Project Manager/Planner II
El Paso County Planning and Community Development
2880 International Circle, Colorado Springs, CO. 80910
(719) 520-6306 Office

RE: Carriage Meadows North Filing 1, Requests for Administrative Relief

Dear Kari,

This letter is being submitted for a request of Administrative Relief for Lot 54 of the Carriage Meadows North Filing 1 (Rec No. 218714242) final plat. The administrative relief request is for Section 5.5.1.B2 to increase the lot coverage from the PUD approved 40% to 45% maximum lot coverage.

The request for administration relief does not change the intended use of single family residential and will not interfere or conflict with the use of adjacent parcels. The variance request will not substantially alter the character or development pattern of the zoning district nor significantly impair the intent and purpose of the zoning regulations. In addition, the variance will not adversely affect the public health, safety or welfare and will conform with all applicable federal, state, or other local laws and regulations. The Carriage Meadows North Filing 1 PUD was approved in 2006 and at that time the development standards were quite a bit different than what is being designed and approved with current Lorson Ranch projects. The variance as requested represents only a 12.5% increase from the approved 40% and not the full 20% increase in lot coverage that could be requested per the EPC Land Development Code. This lot is intended for the model sales unit and is slightly larger for sales purposes. All other intended products and building footprints meet the approved Carriage Meadows North PUD Design Guidelines.

A second request for administrative relief for section 5.5.1.B1 to allow up to a 20% reduction in the minimum lot size of 5,475 Square Feet as recorded with the Carriage Meadows at Lorson Ranch Subdivision PUD on July 23, 2008. The reduction in minimum lot size area is for the following lots:

- Lot 41 with a proposed lot size of 5,308 SF
- Lot 48 with a proposed lot size of 5,259 SF
- Lot 49 with a proposed lot size of 5,456 SF
- Lot 50 with a proposed lot size of 5,456 SF

The justification for administration relief on the minimum lot area is due to a redesign of several lots from the previously approved PUD and Preliminary Plan because of the altered construction and expansion of Marksheffel Rd. The location of Marksheffel Rd. as shown on the approved PUD and Preliminary Plan shifted eastward into the Carriage Meadows North parcel effecting the setbacks and lot sizes. In order to maintain the approved number of units, several lots were made smaller reducing them below the 5,475 SF minimum. The request for administration relief does not change the intended use of single family residential, increase the density nor interfere or conflict with the use of adjacent parcels. The variance request will not substantially alter the character or development pattern of the zoning district nor significantly impair the intent and purpose of the zoning regulations. In addition, the

variance will not adversely affect the public health, safety or welfare and will conform with all applicable federal, state, or other local laws and regulations.

Thank you for your consideration and please let me know of any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ja Alwine". The signature is stylized with a large, sweeping "J" and "A".

Jason Alwine

LORSON RANCH METROPOLITAN DISTRICT
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

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El Paso County
2880 International Circle
Colorado Springs, CO 80910

Kari:

The Lorson Ranch Metropolitan District has reviewed the requests for administrative relief for the Carriage Meadows North Filing No. 1 project as outlined in the letter of intent and has no comments. The requests as illustrated are acceptable. Please let me know if you have questions. Thanks.

Best Regards,



Jeff Mark