

LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Pioneer Landing at Lorson Ranch Filing No. 3 Final Plat is situated to the east of Old Glory Drive on Decker Drive located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 1.836 acres. This final plat incorporates Tracts G, H, and K platted as part of Pioneer Landing at Lorson Ranch Filing No. 2. El Paso County Project Number SF 17-0xxx has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:**
Owner = Lorson LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Pioneer Landing at Lorson Ranch Filing No. 3 Final Plat is based on the previously submitted and approved Pioneer Landing at Lorson Ranch Filing No. 2 PUD Plan PUD-15-001 and Preliminary Plan SP-15-003

1. ***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.*** – Pioneer Landing at Lorson Ranch Filing No. 3 is in compliance with the approved sketch plan and adjacent residential development
2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** Development is within the sketch plan area and will be surrounded by future residential development in accordance with the Overall Development and Phasing Plan (PUD-05-003)
3. ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.*** – Buffers are provided per the PUD/Preliminary Plan
4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Pioneer Landing at Lorson Ranch Filing No. 3 is in response to the market demand for single family residential lots

Add these lots were platted as tracts G K H because the LOMR was not completed. They have been anticipated to be lots since the approval of the PUD and Prelim plan. LOMR complete so last step is to plat lots.

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** All roads and utility infrastructure is constructed in Decker Drive for this entire plat. All facilities have been constructed in accordance with El Paso County design standards.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** none
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Pioneer Landing at Lorson Ranch Filing No. 3 comprises of 1.836 acres.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 12 Single Family Residential Dwelling Units on 1.836 acres. All open space for these lots was dedicated with Pioneer Landing Filing No. 2.
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.

- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** All open space and detention was dedicated and constructed with Pioneer Landing No. 2.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks have been constructed along Decker Drive. All open space tracts are maintained by the Lorson Ranch Metropolitan District.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Pioneer Landing at Lorson Ranch Filing No. 3
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** None, the entire plat consists of residential lots
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Decker Drive and Cattle Barron Way.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Mailbox kiosks have been constructed with Pioneer Landing Filing No. 2.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site has been completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfy the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. A separate 100' access tract (Tract I) is platted and follows the future alignment of Fontaine Boulevard. Tract I will provide interim access to the school site until Fontaine Boulevard is constructed and platted as ROW. The access tract will be permanently platted as right-of-way when the first plat East of the East Tributary of Jimmy Camp Creek is prepared and recorded.

Markup Summary

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