

CREEKSIDE AT LORSON RANCH FILING 2

Final Plat SF 23-03

Vicinity Map:



Developer/ Owner:

Lorson LLC as Nominee for Lorson Conservation Investment 2, LLLP, Tralon Homes, LLC, and Love In Action
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Matrix Design Group
2435 Research Parkway
Colorado Springs, Co 80920
(719) 575-0100

Civil Engineers:

Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
(719) 659-7800

Site Location, Size, Zoning:

The applicant, on behalf of the Developer/Owner, is respectfully submitting a final plat application for Creekside at Lorson Ranch Filing 2 to implement the approved recorded Creekside at Lorson Ranch Filing 2 PUD and preliminary plan. The 6.009-acre final plat area is located within the southeast portion of Lorson Ranch east of the East Tributary of Jimmy Camp Creek. Creekside at Lorson Ranch Filing 2 Final Plat implements an approved component of the phased Lorson Ranch Development. Creekside at Lorson Ranch Filing 2 is currently zoned PUD per (PCD File No. PUDSP-22-003) which has been approved by the Planning Commission and BOCC and recorded 11/02/2022 under Reception No. 222137271.

The parcels included in the final plat are currently vacant with no structures. As part of previous developments within Lorson Ranch, a detention pond was previously constructed, and underground utilities were completed to include storm sewer, sanitary sewer and water main extensions to the site. The adjacent existing detention facility located to the southwest shall remain and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities.

Request & Justification:

The purpose of this application is to request approval of a final plat for Creekside at Lorson Ranch Filing 2 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well as the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading was requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 38 new single-family lots and 4 tracts on 6.009 acres at a density of 6.32 DU/ Acre. The site layout predominately includes 35' x 85' (2,975 SF) lots. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by Lorson Boulevard to the north, Trappe Drive to the east, Creekside at Lorson Ranch Filing No. 1 and The East Tributary of Jimmy Camp Creek on the west, and Creekside South at Lorson Ranch Filing No. 1 to the south.

Fontaine Boulevard, Lorson Boulevard, Luneth Drive, and Trappe Drive have been constructed which will provide access to this site. 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. Within the Creekside at Lorson Ranch Filing 2 development, open space and community connections are planned providing easy access to open space along The East Tributary of Jimmy Camp Creek as well secondary, internal sidewalk connections to adjacent streets/sidewalks. The final plat will create 1.344 acres of open space which is 22.37% of the total site acreage where only 10% of open space is required within the PUD zoning district.

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 Filing No. 2 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 Final Plat Approval Criteria, Your El Paso County Master Plan, Water Master Plan:

Creekside at Lorson Ranch Filing No. 2 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the Your El Paso County Master Plan and the El Paso County Water Master Plan have been provided with a summary analysis of each for reference:

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Creekside at Lorson Ranch Filing No. 2 would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed project is a Suburban Residential placetype in the Area of Change: New Development and is consistent with the placetype's land uses. Suburban Residential's primary land use is Single-Family Detached and has supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed Creekside at Lorson Ranch Filing No. 2 will incorporate more single-family homes to help provide necessary and needed housing in this area of the county which is in line with the **Suburban Residential placetype in the Area of Change: New Development**. The proposed density increase supports **Goal HC1: Promote development of a mix of housing types in identified areas** and **Goal HC3: Locate attainable housing that provides convenient access to good, services and employment**. The Creekside at Lorson Ranch Filing No. 2 development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

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 Creekside at Lorson Ranch Filing No. 2 development will be served by existing infrastructure to include water and wastewater services, electricity and roadways.
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 will require expansion of existing facilities to accommodate the increased development meeting **Goal LU4: Continue to encourage policies that ensure "development pays for itself"**.
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*
The proposed Creekside at Lorson Ranch Filing No. 2 will require public street roadways to be designed and built to El Paso County Standards. Internal trail connections will be

provided as necessary to connect to existing trail 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 Water Master Plan:

Creekside at Lorson Ranch Filing No. 2 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 filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Creekside at Lorson Ranch Filing No. 2. The WWSD has provided an intent to serve commitment letter for the proposed 38 units and landscaping. Creekside at Lorson Ranch Filing No. 2 has the approved Colorado State Engineer's sufficiency of water finding for both quantity and quality as part of PUDSP 22-03 for this site.

Creekside at Lorson Ranch Filing No. 2 is located in Pressure Zone 6 (upper zone). WWSD has an existing 12" diameter potable water main in Lorson Boulevard and an 8" watermain in Trappe Drive, and a Booster Station (Rolling Hills Booster Pump Station) located on the north side of Grayling Drive east of Lamprey Drive. In addition, a 12" water main is constructed from Lorson Ranch to an offsite water tank (Rolling Hills Tank) which will serve this development.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single-family lot. This subdivision also includes irrigation for 0.2 acres of partially irrigated landscaping. The new water commitments are 13.66 ac-ft per year for the 38 lots and the landscaping (1 sfe).

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.50 MGD of wastewater effluent. The proposed development will only contribute an additional 0.00779 MGD of flow to the existing plant.

In addition, Creekside at Lorson Ranch Filing No. 2 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
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

Total Number of Residential Units, Density, and Lot Sizes: 38 Single-Family Detached Residential Units for a density of 6.32 DU/ Acre. The site layout predominately includes 35' x 85' (2,975 SF) single family lots. 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:

This project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

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

1.344 acres of open space which is 22.37% of the total site acreage where only 10% of open space is required within the PUD zoning district.

The PUD and Preliminary Plan were approved with 1.344 acres of open space which is 22.37% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 0.6 acres. Of this, 25% or 0.15 acres must be contiguous and usable. This site contains 0.77 acres in useable form. The open space will also include walking trails located in Tract A. The Lorson Ranch Metropolitan District will maintain the open space. The final plat will create 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. Urban park fees will be paid with this subdivision.

Traffic Engineering:

Creekside at Lorson Ranch Filing No. 2 will gain public access from Fontaine Boulevard, Luneth Drive, Trappe Drive, and Lorson Boulevard constructed as part of the Lorson Ranch East. Both Fontaine and Lorson Boulevard connect to Marksheffel Road and both cross the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. is a residential collector street and Fontaine Blvd. is an arterial street within Lorson Ranch constructed as part of previous developments in Lorson Ranch. There will be no direct lot access to any arterial or collector roadways. Two traffic related deviations were requested and approved with the PUD/SP for Intersection Spacing and Pedestrian Ramp locations.

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 |

Floodplain: There are no portions of this property located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0957G', effective date 'December 7, 2018'.

The Jimmy Camp Creek East Tributary has been reconstructed and is owned and maintained by the Lorson Ranch Metropolitan District No. 1.

Existing and Proposed Facilities, Structures, Roads, etc.:

Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Fontaine Boulevard, Lorson Boulevard, Trappe Drive, and Luneth Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond E2) will serve this site. The East Tributary of Jimmy Camp Creek is located west of this plat and has been stabilized within Lorson Ranch. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.

Waiver Requests (If Applicable) and Justification:

No waivers requested

School Site Dedication: Plats within El Paso County are required to either dedicate land or pay school district fees. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of \$7,866 for 38 lots.

Final Plat Review Criteria:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; The site meets the Your El Paso County Master Plan's goals as listed above.*
2. *The subdivision is in substantial conformance with the approved preliminary plan; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements.*
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; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements. The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RM (Residential Medium) with a permitted density of 7-10 DU/ Acre. The approved PUDSP remained consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 38 new single family lots on 6.009 acres for a density of 6.32 DU/ Acre.*
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 this 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; This site 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 filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Creekside at Lorson Ranch Filing 2. The WWSD has provided letters of intent to serve commitment letters for Creekside at Lorson Ranch Filing No. 2. The district has also provided the water quality report as required by El Paso County. Sufficiency of water finding was provided with approval of the PUDSP permitting administrative review of this final plat.*
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 this Code; A public wastewater system will be provided for by the Widefield Water and Sanitation District. District provided commitment letters have been provided as part of the approved PUDSP indicating capacity to provide wastewater disposal services for this development.*
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)]; A Geology and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, exploratory test borings were completed. There are no significant geological hazards found to be present on the site including the lack of ground water which was not encountered on site. Geologic constraints found to be present include expansive soils and bedrock; hydrocompactive soils; faults; seismicity; radon; erosion; steep slopes; and fill soils. These geologic and engineering conditions are relatively common to the area, and, can be satisfactorily mitigated through proper engineering design, and construction practices. Bedrock was also encountered in the majority of test borings performed and is anticipated to be encountered in the building excavations or utility trenches for this development. It may be necessary to design and implement mitigation alternatives on a lot by lot basis. Refer to the soils report for more detailed information.*
 7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage Report for this development was included for review and approval by El Paso County.*
 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 this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.*
 9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for several years.*
 10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures was provided with the approved PUDSP submittal. In addition, a fire protection district commitment to serve this development has also been provided.*
 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; Primary access to Creekside at Lorson Ranch Filing No. 2 will be via existing Lorson Boulevard and Trappe Drive. All roadways are to be public owned and maintained by El Paso County. Internal streets will provide for a looped circulation pattern through the development.*
 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; Public*

improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any required SIA documents will be provided as necessary.

13. *The subdivision meets other applicable sections of Chapter 6 and 8;* The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code, including any proposed deviation request.
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.]* There are no known commercial mining deposits found on site.