


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
Mark Waller, Chair

FROM: Kari Parsons, Planner III
Jeff Rice, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: PUDSP-20-001
Project Name: Creekside South at Lorson Ranch
Parcel Nos.: 55000-00-406, 55000-00-424, 55000-00-422, 55231-00-005;
(Anticipated Parcels Assessor Map Update: 55000-00432,
55000-00-433, 55000-00-434, 55231-00-005)

OWNER:	REPRESENTATIVE:
Lorson, LLC Nominee for Murray Fountain, LLC 212 N. Wasatch Ave. Colorado Springs, CO. 80903	James Houk 3 N. Nevada Ave Colorado Springs, CO 80903

Commissioner District: 4

Planning Commission Hearing Date:	7/7/2020
Board of County Commissioners Hearing Date	7/28/2020

EXECUTIVE SUMMARY

A request by Lorson, LLC Nominee for Murray Fountain, LLC for approval of a map amendment (rezoning) of 64.26 acres from an overall zoning and conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) plan to allow for the development of 200 single-family detached residential lots, rights-of-way,



drainage, open space, and utility tracts. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). The applicant is also requesting approval to perform pre-development site grading. The parcel is located east of Marksheffel Road, along the east side of the East Tributary of Jimmy Camp Creek, and south of Lorson Boulevard and is within Section 23, Township 15 South, Range 65 West of the 6th P.M. The subject property is not located within the boundaries of a small area plan.

A. REQUEST/MODIFICATIONS/AUTHORIZATION

Request: Approval of a map amendment (rezoning) from an overall zoning and conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) to develop 200 single-family detached residential lots within a 64.26-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant is not requesting any modification(s) of the LDC or ECM with this application.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval. Approval by the Board of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s) consistent with the preliminary plan as well as the associated Subdivision Improvements Agreements, Detention Pond Maintenance Agreements and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard: As a Regular item at the July 7, 2020 hearing.

Recommendation: Approval based on recommended conditions and notations.

Waiver Recommendation: N/A

Vote: 8 to 0

Vote Rationale: N/A

Summary of Hearing: The applicant was represented at the hearing. Draft Planning Commission Minutes are attached.

Legal Notice: Advertised in Shopper's Press on July 8, 2020.

C. APPROVAL CRITERIA

The BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development 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 of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of

differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- 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;

- 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;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be 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 subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North: PUD (Planned Unit Development)	Single-family residential
South: RR-5 (Residential Rural)/City of Fountain	Single-family residential/ closed golf course
East: PUD (Planned Unit Development)	Single-family residential
West: PUD (Planned Unit Development)	Single-family residential

E. BACKGROUND

The proposed Creekside South at Lorson Ranch development is within the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-03-002), approved by the Board of County Commissioners on March 25, 2004. The subject site is identified in the Lorson Ranch Overall Development and Phasing Plan (PUD-05-003), approved by the Board of County Commissioners on December 15, 2005. The Overall Development and Phasing Plan was subsequently amended in November of 2006 (PUD-06-011). The Overall Development and Phasing Plan approval addressed general land uses, overall density, transitions and buffers. It also designated major open space, drainage, and transportation corridors.

A minor amendment to the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-001) was approved on April 21, 2016. The amendment included a revision to the location of the anticipated school site and open space, minor changes to the allowed density within the planning area, and downgrading the classification of certain roadways to be specifically determined following review of traffic studies submitted with subsequent final plats. Subsequent plats are required to submit a development specific traffic study. No roadways have been shown to require a further upgrade post the minor sketch plan amendment.

The Creekside South at Lorson Ranch PUD is located at the southern boundary of the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-001), and the Overall Development and Phasing Plan (PUD-06-011), which established a density of 7 - 10 dwelling units per acre in the subject area. The adjacent properties to the south are zoned RR-5 (Rural Residential) with a five-acre minimum lot size and 25-foot building setbacks from all property lines. The abrupt change in density from the RR-5 zoning district to the proposed density of 7-10 dwelling units per acre within the Lorson Ranch Development was determined by the Board of County Commissioners to require a more significant transition from the rural residential properties to the proposed urban development. The Board required the PUD to depict a minimum of 2.5-acre lots adjacent to the rural residential boundary and a minimum of a 100-foot building setback from the southern boundary line between the Peaceful Valley Lake Estates subdivision and future lots within the Lorson Ranch development, which is anticipated

to mitigate impacts to the rural residential properties to the south and provide a density transition from rural development to urban development located with Lorson Ranch. The applicant has depicted 2.5-acre lots adjacent to the Peaceful Valley Lake Estates subdivision on the PUD and preliminary plan and has incorporated the 100-foot building setback into the development guidelines of the PUD plan. The proposed PUD rezoning proposes an average density of 3.11 dwelling units per acre and includes the development of 200 attached single-family lots (36.28 acres), 9.04 acres of public right-of-way, one (1) future development tract (5.96 acres), and nine (9) tracts totaling 12.98 acres for drainage, utilities, associated easements, a pocket park, landscaping, and open space. The average density without the future development tract (5.96 acres) is 3.43 dwelling units per acre. Lorson Ranch Metropolitan District No. 1 is anticipated to own and maintain the tracts exclusive of the future development tract (tract to be owned and developed by others). The minimum lot size proposed within the PUD development plan is 3,825 square feet except for the residential lots located at the southern boundary, which are proposed at a minimum of 2.5 acres. Section 4.2.6.F.8 of the Land Development Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 64.26 acres in size, which would require a total of 6.42 acres of open space area. The applicant is providing 12.98 acres of designated open space tracts which include: drainage, utilities, associated easements, a pocket park, and landscaping.

If the Creekside South at Lorson PUD Development Plan and Preliminary Plan are approved, and a finding of water sufficiency for water quality, quantity, and dependability is made by the Board of County Commissioners, then it is anticipated that the applicant will request administrative approval by the Planning and Community Development Department Executive Director of all subsequent final plats.

F. ANALYSIS

1. Land Development Code Analysis

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan and Preliminary Plan are consistent with the proposed PUD

development guidelines and with the submittal and processing requirements of the Land Development Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan.

Relevant policies are as follows:

Policy 6.1.4 – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

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.

6.2.10- Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.

Policy 10.2.2- Carefully consider the availability of water and wastewater services prior to approving new development.

Policy 11.3.2- When possible, safely design and incorporate drainage facilities as an aesthetic element with developments.

Policy 12.1.3- Approve new urban and rural residential development only if structural fire protection is available.

The Lorson Ranch Sketch Plan depicts RM (Residential Medium, 7-10 dwelling units per acre) for the subject property and is predominately surrounded by the same density, 7-10 dwelling units per acre, except for the adjacent development to the south, Peaceful Valley Lake Estates which is zoned RR-5 (Rural Residential) and requires a minimum lot size of five (5) acres. The PUD depicts a minimum of 2.5-acre lots adjacent to the rural residential (RR-5) boundary and a minimum of a 100-foot building setback from the southern boundary line between the boundary of the Peaceful Valley Lake Estates subdivision and this development. The PUD and preliminary plan depicting the 100-foot building setback and 2.5-acre lots is attached to the staff report. A detail is provided on sheet 3 of the attached PUD and preliminary plan. Staff anticipates that the increase building setback will help mitigate impacts of the new development to the rural residential properties to the south. The development proposes an overall density of 3.11 dwelling units per acre and is intended to provide a transition from the existing rural development to the

south and the more dense existing and planned development located to the north within the overall Lorson Ranch development. The average density without the future development tract (5.96 acres) is 3.43 dwelling units per acre. The proposed 3.43 dwelling units/acre density is significantly lower than 7-10 density range allowed for this area under the approved sketch plan. With the proposed transition and buffering, the single-family residential development depicted on the PUD development plan and preliminary plan is a compatible and a practical extension of the planned and existing urban single-family residential development in the area, particularly to the north and west.

According to the water and wastewater resources reports submitted in support of the development plan, Widefield Water and Sanitation District has available water supply and wastewater treatment capacity to provide adequate service to the development. Please see the Water Master Plan section below for additional analysis regarding master plan consistency pertaining to water. The applicant has consulted with Security Fire Protection District to ensure the District could adequately serve the development via the proposed public roadways.

The proposed PUD and preliminary plan include a pocket park and multiple tracts that are anticipated to serve as open space areas. The plans depict trails within the proposed open space which are anticipated to connect to the existing pedestrian network within the overall Lorson development, which also connect to a trail along Jimmy Camp Creek.

Staff recommends that the layout and design of the PUD development plan and preliminary plan is consistent with the policies pertaining specifically to the concept of integrating new compatible land uses in terms of density and access. The policies promote conservation of open space and promote the efficient development of the property by minimizing infrastructure costs.

4. Small Area Plan Analysis

The Creekside South at Lorson Ranch PUD/Preliminary Plan is not within the boundaries of a small area plan.

5. 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.

Goal 1.2 – Integrate water and land use planning.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

The subject property is located within Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states:

“Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25.”

The proposed development is located east of Marksheffel Road, which is a developing area as identified in the Water Master Plan. The Widefield Water and Sanitation District has provided a water and wastewater commitment letter to serve the development. The District has recently upgraded their water infrastructure by replacing water lines in the area to increase efficiency for deliverable water to the 374-acre Pikes Peak National Cemetery to the north, the overall Lorson Ranch Development, and to the Peaceful Valley located south of Lorson Ranch. The applicant’s water resource report indicates the District has ample supply of water to serve this development and future developments within the District. The report also identified that the District has a renewable water supply. This geographical area within the District’s service area has not experienced groundwater contamination like other locations within the service area. Please see the Water section below for a summary of the water findings and recommendations for the proposed development in regard to water quantity, dependability, and quality.

6. 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 Community Services Environmental Division and Colorado Parks and Wildlife (CPW) was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies valley fill (sand and gravel) which is anticipated to have little resource value 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.

The El Paso County Parks Master Plan (2016) does identify a trail within the subject property. However, the Jimmy Camp Creek regional trail is located across the Jimmy Camp Creek Channel (JCCC) along the northern boundary of the development area. The applicant has depicted a gravel trail in the open space Tract F, adjacent to the JCCC. Sidewalk connections to the neighboring subdivisions will also provide pedestrian connectivity to the regional trail.

The El Paso County Major Transportation Corridors Plan (2016) is discussed below in Section G.5 of this report.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the combined PUD and preliminary plan application that would impede development. Colorado Geological Survey (CGS) has provided the following comment which has been depicted in a note on the face of the PUD/preliminary plan:

“RMG's Geology and Soils Study, Creekside South at Lorson Ranch (February 27, 2020) contains appropriate preliminary recommendations for mitigating the site's moisture-sensitive (low strength, expansive, compressible, and hydrocompactive) soils and other geologic constraints. Provided RMG's recommendations are adhered to, and additional geotechnical investigation, testing and analysis are conducted for use in design of subgrade preparation, individual foundations, floor systems, subsurface drainage, etc., CGS has no objection to approval of the Creekside South at Lorson Ranch combined PUD and preliminary plan as proposed.”

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. The applicants Natural Features Report, (not dated) states that Mule and White-tailed Deer, Pronghorn Antelope, fox, coyote, rabbits, raptors, songbirds are present in the subject area. The report states that the development is not anticipated to negatively impact the wildlife above. The report also indicates that Colorado Parks and Wildlife does not express concern regarding impacts to the wildlife.

A clearance letter was provided on July 20, 2018, to the applicant from the U.S. Fish and Wildlife Service (USFS) stating, “no concerns” regrading critical habitat or threatened species in the subject area.

3. Floodplain

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0957G, a portion of the property is located within the 100-year regulatory floodplain. The portion of the property within the floodplain includes parts of Tract A (future development tract) and Tract B (drainage tract); no proposed lots are shown to be within a floodplain.

4. Drainage and Erosion

The Lorson Ranch development is located within the Jimmy Camp Creek drainage basin, which is a fee basin with a surety component. The basin does not have a County-approved Drainage Basin Planning Study (DBPS).

Creekside South at Lorson Ranch generally drains to the north to the Jimmy Camp Creek East Fork tributary that in turn eventually outfalls to the Jimmy Camp Creek main channel south of Lorson Ranch. Two full-spectrum detention (FSD) and water quality capture volume (WQCV) facilities are proposed along the north side of the project. The Preliminary Drainage Report for Creekside South at Lorson Ranch concludes that “The proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream.”

Channel stabilization improvements to the Jimmy Camp Creek East Tributary adjacent to the Creekside South at Lorson Ranch subdivision will be constructed in conjunction with the Creekside at Lorson Ranch Filing No. 1 final plat.

The applicant has submitted grading and erosion control plans for approval to perform pre-development site grading. The plans shall be approved prior to grading occurring on the site. Collateral is required for the pre-development site

grading at the time of the pre-construction meeting between the applicant and PCD Inspections staff.

5. Transportation

The proposed Creekside South at Lorson Ranch development is located south of Lorson Boulevard and west of proposed Trappe Drive (Lorson Ranch East Filing No. 4) along the southern boundary of the overall Lorson Ranch development. Access to the development will be from two new road connections to Trappe Drive aligning with Lorson Ranch East Filing No. 4 roads, which is required to be constructed to provide two points of access to the Creekside South development.

The proposed roads within Creekside South at Lorson Ranch will be public local roads. As outlined in the traffic impact study submitted with this project, the developer has already met obligations to provide escrow for the anticipated traffic signal improvements at Marksheffel Road and Lorson Boulevard; no other offsite road improvements are required with this project.

Traffic generated from the 200 dwelling units proposed in this development will be approximately 1,888 average daily trips (ADT). The Creekside South at Lorson Ranch roadways and ADT depicted in the PUD and preliminary plan and traffic study submitted by the applicant are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) as are the roads leading to the proposed development serving. This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended, at the time of final plat recording.

H. SERVICES

1. Water

Widefield Water and Sanitation District provides water service and has committed to serve the property.

Water Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a favorable recommendation of a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Wastewater service is provided by Widefield Water and Sanitation District. The District has provided a wastewater commitment letter demonstrating the District has adequate capacity to serve the development.

3. Emergency Services

The property is within the Security Fire Protection District. The District provided a commitment letter and approval of the PUD plan design.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property.

5. Metropolitan Districts

The property is within Lorson Ranch Metropolitan District No. 4 and is also anticipated to be included into Lorson Ranch Metropolitan District No. 1, which have a combined mill levy of 66.67 mills. The applicant has stated that District No. 1 will be responsible for maintaining the detention pond and tracts throughout the development. The property is anticipated to be within Public Improvement District No. 2. Traffic impact fees associated with the District shall be paid in accordance with Resolution 19-471.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) or preliminary plan application. Fees in lieu of park land dedication will be due at the time of recording the final plat.

The EPC Community Services, Parks Division, has provided the following comment which will be incorporated into the anticipated final plat(s) recommended conditions of approval:

“Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside South at Lorson Ranch include the following conditions: recommend the applicant include a non-County internal trail along the southern site boundary; require fees or regional park purposes in the amount of \$93,400, and urban park fees in the amount of \$59,000. However, these fees will be calculated upon review forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.”

The applicant has depicted an an internal trail within the open-space tract located at the southern boundary on Sheet 2 of the attached PUD development plan and preliminary plan.

7. Schools

The subject property is located within the boundaries of Widefield School District No. 3. The applicant is not required to pay fees in lieu of land dedication for a school site pursuant to a School Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3 and El Paso County as originally approved by the Board of County Commissioners on April 12, 2012, and as amended by approval of the Board of County Commissioners on August 23, 2016. The amendment removed the land bank (land set aside in lieu of fees to be paid) located in the southeast corner of the overall Lorson development and required an alternate 25 acre school site tract be identified, which occurred with recordation of the Pioneer Landing Filing No. 2 at Lorson Ranch final plat. The Lorson Ranch East Filing No. 1 final plat adjusted the boundary of the school tract to accommodate the Fontaine Boulevard and Lamprey Road roundabout which is in preliminary acceptance. The construction of the Grand Mountain Elementary (K-8) School located northeast of the roundabout is complete.

I. APPLICABLE RESOLUTIONS

See attached Resolution.

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. The 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 Parks and 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 threatened species.
6. Applicable park, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
8. Access to Creekside South at Lorson Ranch requires construction of Trappe Drive and the other roads within Lorson Ranch East Filing No. 4 south of Lorson Boulevard, which construction shall be completed or collateral provided for the incomplete portions, and the plat for Lorson Ranch East Filing No. 4 recorded prior to recording any final plat within Creekside South at Lorson Ranch.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is

presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department 27 adjoining property owners on June 19, 2020, for the Board of County Commissioners meeting. Received responses are attached; others may be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Development Plan / Preliminary Plan
State Engineers Letter
County Attorney's Letter
Adjacent Property Owner Responses
Planning Commission Minutes
Planning Commission Resolution
Board of County Commissioners' Resolution

El Paso County Parcel Information

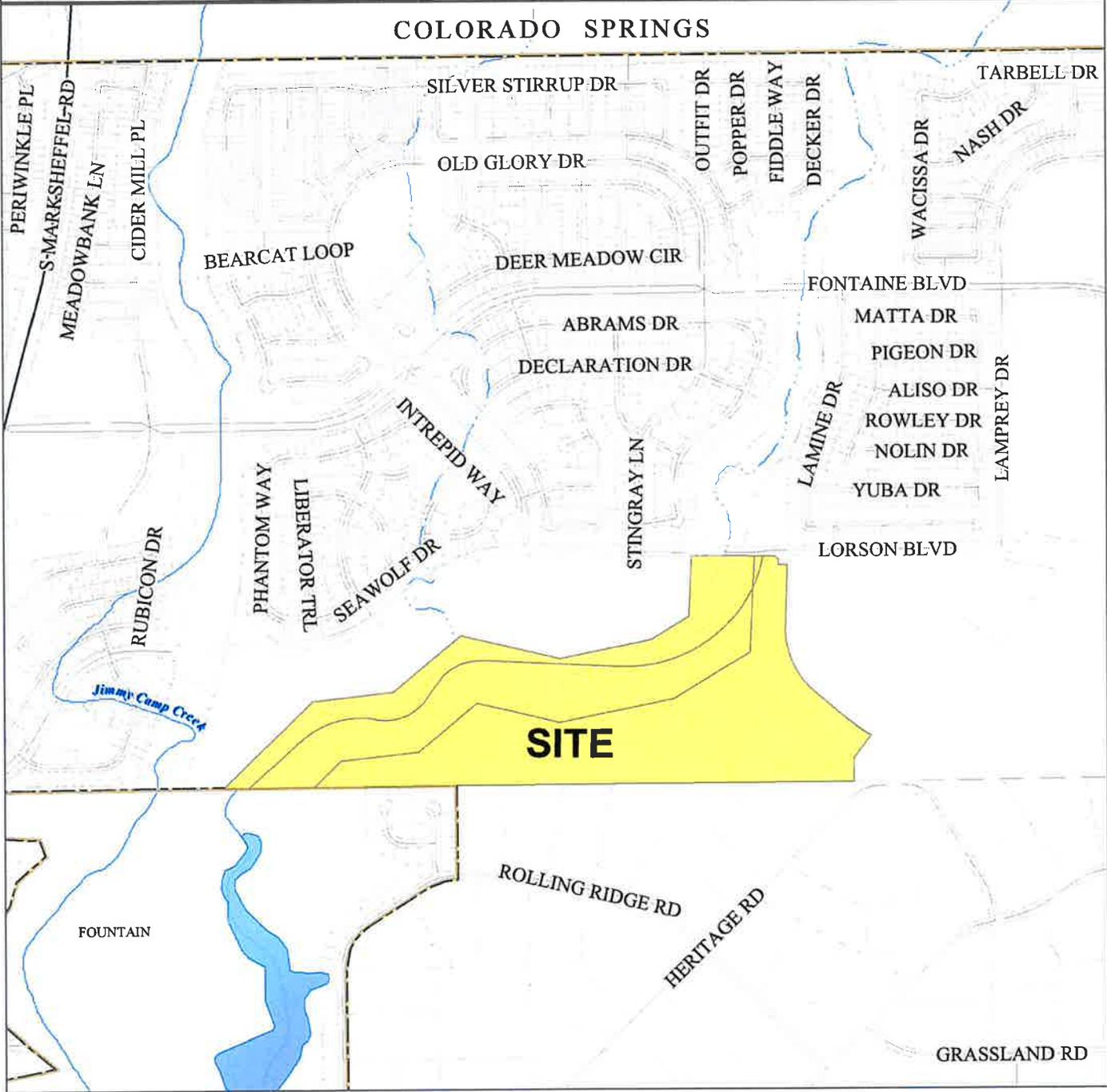
File Name: PUDSP-20-001

Zone Map No. --

Date: June 18, 2020

PARCEL	NAME	CITY	STATE
5500000422	LORSON LLC NOMINEE FOR		
5500000424	LORSON LLC NOMINEE FOR		
5500000406	LORSON LLC NOMINEE FOR		
5523100005	LORSON LLC NOMINEE FOR		
212 N WAHSATCH AVE STE 301		COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301		COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301		COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301		COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	3476
80903	3476
80903	3476
80903	3476



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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Creekside South at Lorson Ranch

**PUD Development Plan, Preliminary Plan, Pre-Development Site Grading & Wet
Utilities**

Letter of Intent



Developer/Owner:

Lorson LLC Nominee for Murray Fountain LLC
212 Wasatch Avenue Suite 301
Colorado Springs, CO 80903
719-635-3200

Planners:

Kimley_Horn and Assoc.
2 N. Nevada Ave, Suite 300
Colorado Springs, CO 80903
719-284-7299

Civil Engineers:

Core Engineering Group
1500 1st Avenue S.
Burnsville, MN 55306
719-659-7800

Transportation Engineers:

LSC Transportation Consultants, Inc.
2504 East Pikes Peak, Suite 304
Colorado Springs, CO 80909

June 17, 2020

19

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Creekside South at Lorson Ranch PUD Site Location, Size, & Zoning

The ±64.26-acre site is located in the southcentral portion of Lorson Ranch. The site is adjacent to the southern and easterly boundaries south of the Creekside at Lorson Ranch Filing No. 1 PUD. The development limits are generally defined by the edges of the Jimmy Camp Creek East Tributary on the western and northernmost boundaries, by the Mountain View Utility Corridor on the east, and by the Peaceful Valley Lake Estates Subdivision on the south. The site is zoned PUD RM (Residential Medium) which permits single-family detached dwellings with a density range of 7-10 DU/AC. Five (5) lots along the southern development boundary are 2.5 acres with 100' no build setbacks and buffer against the rural density lots (5-acre lots) within the Peaceful Valley Lake Estates Subdivision as required by previous BOCC approvals of the overall urban densities in Lorson Ranch. A neighborhood meeting was held to discuss proposed densities and neighbors in the Peaceful Valley Lake Estates Subdivision were supportive of rural density (2.5 acre) lots at the southern Lorson Ranch boundary. (See vicinity map for location details). The 100' setback is reflected on the approved Lorson Ranch Sketch Plan.

Request & Justification

This Creekside South PUDSP application includes the following requests:

- Combination of the preliminary plan map with the PUD for concurrent BOCC approval to develop 200 single-family residential lots, nine (9) tracts for public improvements and utilities, drainage, landscaping and open space uses, and future development;
- Findings of sufficient water quality, quantity, and dependability with the PUD approval are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.

Creekside South at Lorson Ranch PUD (and preliminary plan) includes the 200 detached single-family residential lots, public rights-of-way, landscape buffers and screening, open space, pedestrian facilities, and public utility and drainage tracts. The application does not include deviations, waivers, administrative relief, or PUD Modifications.

PUD Development Plan Summary

Land Use: The minimum lot size is 3,825 SF for all urban density lots (Lot Nos.: 1-76; 80-100; & 103-200). Urban density lot sizes may vary from the minimum lot size due to the configuration of adjacent and nearby rights of way, topography, and the banks of the Jimmy Camp Creek East Tributary. No urban density lots have been planned below the minimum required lot area (3,825 SF).

Five (5) rural density 2.5 acre lots (Lot Nos.: 77-79, 101, & 102) are sited at the southern property edge adjacent to provide buffer and density transition against existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. Future subdivision of these lots is expressly restricted by the PUD to maintain and preserve the buffering and transition functions of these lots.

Permitted and accessory single-family residential uses are identified on the PUD Development Plan and include single family detached dwellings, residential accessory uses consistent with those in surrounding Lorson Ranch Filings, landscaping, open spaces, and transportation and stormwater facilities. Additional permitted and accessory uses have been provided for the 2.5-acre rural density buffer lots to permit additional accessory uses and structures not otherwise permitted on parcels less than 2.5 acres. A complete listing of permitted uses is provided on the PUD development plan.

Density: RM (Residential Medium) densities allow 7-10 DU/AC. 200 units are proposed on ±64.26 acres with an overall density of 3.11 DU/AC. The current density is less than the target densities range of 7-10 DU/AC because 12.5 acres of the area have been devoted to five (5) rural density lots (2.5 AC/EA) that function as transitional lots between existing rural residential densities to the south and existing and planned urban densities in Lorson Ranch. Additional permitted densities are not being sought with the goal of minimizing development impacts to the contiguous rural density development.

Lot Dimensional Standards:

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 3,825**
- **Maximum Height: 30'**
- **Setbacks:**
 - **Front Yard: 10'**
 - **Side Yard: 5'**
 - **Rear Yard: 5'**
 - **Secondary Front Yards (Corner Lots): 10'**

Lots 2.5 acres or greater (Lot Nos. 77, 78, 79, 101, & 102) have been planned to meet the following dimensional standards:

- **Minimum lot size: 2.5 Acres**
- **Maximum Height: 30'**
- **Setbacks:**
 - **Front Yard: 25'**
 - **Side Yard: 15'**
 - **Rear Yard: 100' (*per Sketch Plan Condition of Approval)**

Public Services and Utilities

Public services and utilities are, or will be, provided by the following

- **Water & Wastewater Services:** Widefield Water and Sanitation District
- **Natural Gas:** Black Hills Energy
- **Electric Service:** Mountain View Electric Association (MVEA)
- **Fire Protection:** Security Fire Protection District
- **Public Schools:** Widefield School District #3
- **Library Services:** Pikes Peak Library District:
- **Roads:** El Paso County Road and Bridge
- **Police Protection:** El Paso County Sheriff's Department:

PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed PUD District zoning advances the stated purposes set forth in this Section;***

The Creekside South PUD advances the following selected stated purposes set forth in this Section:

- a. ***To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;***

The design of the PUD and subdivision reflects market demand for urban style lots (typically 3,825 SF as opposed to standard 5,000 SF urban lot as defined by the County Code) within a more conventionally designed neighborhood that has access to open space amenities and is conveniently located within 5 miles of regional shopping and access to I-25, employment, and recreation opportunities.

The RS-5000, which has a 5,000 SF minimum lot size, is the densest zoning district in the County base zones. Creekside South proposes 3,825 SF lots to meet current market demands for attainable housing.

- b. ***To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;***

The PUD provides housing selection options within the target homebuyer market for urban style lots within planned communities with access to trails and passive recreation opportunities. Creekside South at Lorson Ranch provides a more urban lot size (3,825 as opposed to standard 5,000 SF urban lot as defined by the County Code) in response to market demands for attainable housing. Urban lots within this development are $\pm 24\%$ less than typical urban lot as defined by County standards. The PUD process permits increased density as a trade-off in exchange for additional open space amenities. The development incorporates 18.94 acres of active and passive open spaces conveniently located to be accessible within one-quarter mile of all planned lots.

- ***The application is in general conformity with the Master Plan;***

Findings of Master Plan conformity have been made with the previous underlying Sketch Plan approval of the land uses and densities for the Creekside South area. This application remains consistent with those findings; the recently approved Creekside PUDSP and Final Plat; and with the following policies from the County Policy Plan and County Water Master Plan:

Policy Plan Conformance

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.

Creekside South and proposed densities are compatible with contiguous land uses and densities to the north in the adjacent Creekside “North”, Lorson Ranch East Filing No. 4 to the east, and with the 5-acre densities to the south of the site located in the Peaceful Valley Lake Estates Subdivision Filing No. 1.

Five (5) 2.5 acre lots are sited at the southern property edge adjacent to existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. These 2.5 acre lots provide a density transition between urban density lots in Lorson Ranch and the adjacent 5-acre rural density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain their functioning as density buffers and transitions.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

Urban services including water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available and are serving residential development within Lorson Ranch. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Buffers and density transitions have been incorporated into the PUD design between areas of differing density within and adjacent to the Creekside South boundaries. The Jimmy Camp Creek East Tributary provides a natural buffer between existing densities in the Creekside North PUD and proposed densities in Creekside South.

2.5 acre lots located adjacent to the southern Creekside Filing 2 PUD boundary are intended to provide a density transition against the 5-acre rural density lots in the Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

Water Master Plan Conformance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

All development within the overall Lorson Ranch is served by centralized utilities.

- ***The proposed development 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 of El Paso County;***

The Plan and supporting submittal documents and reports comply with the requirements and allowances of the County Code including the subdivision and zoning ordinances, together with the PUD criteria, and Engineering and Drainage Criteria Manuals. Approval and implementation of the Plan will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County.

- ***The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;***

Pre-planning analysis of this site which was conducted in the preparation of supporting reports and documents such as soils and geology, drainage & stormwater runoff, and traffic impacts, have determined the site to be suitable for the planned development.

The planned uses are compatible with existing and allowed uses adjacent to and surrounding the property. Per BOCC condition of Sketch Plan approval, lots adjacent to existing rural 5 AC densities in the Peaceful Valley Lake Estates are a minimum of 2.5 acres with an additional 100' "no-build" buffer against the rear of these lots adjacent to the Peaceful Valley Lake Estates Subdivision. These lots will not be allowed to undergo further subdivisions to maintain their planned use and functioning as density transitions between urban densities in Lorson Ranch and existing rural residential densities in the adjacent Peaceful Valley Lake Estates Subdivision.

- ***The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;***

No potentially detrimental adjacent land uses exist, nor are the planned uses detrimental to any existing surrounding land uses. The Plan provides adequate buffering and

transitions between adjacent land uses with differing intensities and residential densities, such as the adjacent Peaceful Valley Lake Estates Subdivision previously discussed. Adjacent 5 acre lots are buffered from the urban density development by planned 2.5 acre lots which have been oriented lengthwise against the 5-acre boundary.

- ***The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;***

Planned uses, dimensional and bulk requirements established in the Creekside (North) Filing 1 PUD have been adopted as the development standards for this Creekside South PUD. Landscaping and buffering are appropriate and compatible with the existing residential development and the physical and aesthetic character of the community. The 2.5-acre lot buffers are provided to mitigate, lessen, and/or reduce the impacts of the planned urban densities against the rural residential 5-acre densities in the Peaceful Valley Lake Estates Subdivision.

Allowed and permitted uses include, but are not necessarily limited to, detached dwellings, mail kiosks, trail corridors and linkages, development signage, pedestrian walkways and paths, public sidewalks, public rights-of-way, fencing, stormwater facilities, open spaces, landscaping improvements, and park spaces with associated equipment and improvements. Permitted accessory uses include those identified within other Lorson phases with similar densities. Additional rural residential accessory uses are permitted on 2.5-acre lots subject to restrictions and limitations of the PUD and Land Development Code, as amended. Guest houses and other accessory or extended dwelling uses on 2.5 acre lots shall be subject to the terms and conditions of the Land Development Code regarding the same. Complete details defining and/or restricting uses is included on the development plan cover sheet.

- ***Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***
Areas with unique or significant features as described in the criterion that impact the site include the Jimmy Camp Creek East Tributary, and other swales and topographic features which intersperse the site have been identified on the development plan. These features are preserved through avoidance by placement in open space tracts owned and maintained by the Lorson Ranch Metropolitan District or mitigated where required as part of the erosion stormwater quality control permit processes and floodplain management criteria. The south section (2,900') of the Jimmy Camp Creek East Tributary which impacts the northern and westerly boundary of this development area will be armored in accordance with the ongoing development and implementation of the Kiowa DPBS with construction of segment improvements scheduled in 2020. Additional details are available in the preliminary drainage report prepared and submitted by Core Engineering Group, LLC, dated January 15, 2020, as amended or as otherwise revised.

Portions of the FMIC Ditch which were previously located within the development boundaries. The ditch segments affecting this site were filled and relocated circa 2005. Remaining contours and/or surface features of the previous ditch are no longer functioning as part of the larger FMIC drainage and irrigation systems.

- ***Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***

Open spaces and trails for pedestrian access have been provided via public sidewalk network and existing/planned trails throughout the subdivision. These spaces and paths are planned to provide maximum access for Creekside South residents to the 12.98 AC of open space provided within the filing and to provide community and public access to this open space network in addition to the larger Lorson Ranch Open Spaces and Trails network adjacent to and outside of the Creekside South boundaries. The PUD provides 12.98 AC of open space which is approximately 20.2% of the 64.26 AC development, where 10% (6.426 AC) is required. Eight (8) tracts (Tracts B-I) have been planned for open space uses. Out of the 12.98 AC of open space planned within Creekside South PUD, 6.99 acres (54%) is planned as “useable” in the form of a 1.37 acre park in Tract G and a walking trail located in the 5.62 acre Tract F. All open spaces within Creekside South will be owned and maintained by the Lorson Ranch Metropolitan District.

- ***The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;*** Existing major roads and infrastructure facilities (including wet/dry utilities) within Lorson Ranch have been planned to meet the demand of the densities proposed with this PUD. A bridge crosses the Jimmy Camp Creek East tributary has been constructed that facilitates the extension of Lorson Blvd eastward to development area. The project area will be served by more than two (2) points of public access from Trappe Drive extension southward from the intersection of Trappe Drive and the extended Lorson Blvd. The following letters of service commitment have been received and provided in support of this development application:
 - a. MVEA
 - b. Black Hills Energy
 - c. Widefield Water & Sanitation District
 - d. Security Fire Protection District
- ***The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;*** The proposed development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Public sidewalks have been provided for open space access. Access to open spaces will be further augmented by planned pedestrian walkways that are provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Access to open spaces located throughout Lorson Ranch is provided via existing and planned public sidewalks and pedestrian trails network.
- ***The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;*** The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner

- ***Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and***
No exceptions, deviations, waivers, or PUD modifications are proposed.
- ***The owner has authorized the application.***
The owner has authorized the application

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***
The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan.

Policy Plan Conformance:

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.

Creekside South and its proposed densities are compatible with contiguous land uses and densities in the adjacent Creekside “North” filing and with the 5-acre densities in the Peaceful Valley Lake Estates Subdivision Filing No. 1. Five (5) 2.5 acre lots have been planned and sited at the southern property edge adjacent to existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. These 2.5 acre lots will serve as a density transition between lots in Lorson Ranch and adjacent 5-acre density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

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.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Urban lots with differing densities are buffered on the northern boundary by the Jimmy Camp Creek East Tributary. Lots within the Peaceful Valley Lake Estates Subdivision Filing No. 1. Are buffered by 2.5 acre lots located adjacent to the southern Creekside Filing 2 PUD boundary are intended to provide a density transition between lots in Lorson Ranch and adjacent 5-acre density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

Water Master Plan Conformance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

A water supply plan (water resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

All development within the overall Lorson Ranch is served by centralized utilities.

- **The subdivision is consistent with the purposes of this Code;**
The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.
- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**
The subdivision conforms to the design standards of the Code and with the approved Lorson Ranch Sketch Plan.

- **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**

A commitment to provide water service has been provided by Widefield Water & Sanitation District which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during the preliminary plan review of the PUD development plan application.

- **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;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Lorson Ranch and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];**

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC. Areas adjacent to the creek have been placed in tracts for ownership and maintenance by the District to manage these features and management for long term preservation of these natural features.

- **Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within two (2) tracts identified as Tracts B & E on the PUD Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Lorson Ranch Metropolitan District.

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality

facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements. The PUD provides the extension of local public residential roads into the subdivision which provide access and frontage to lots, open spaces, and detention facilities. Public road cross sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

- **Legal and physical access is or will be 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 is and will be provided to all parcels by planned public rights-of-way.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision where practical; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) by incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

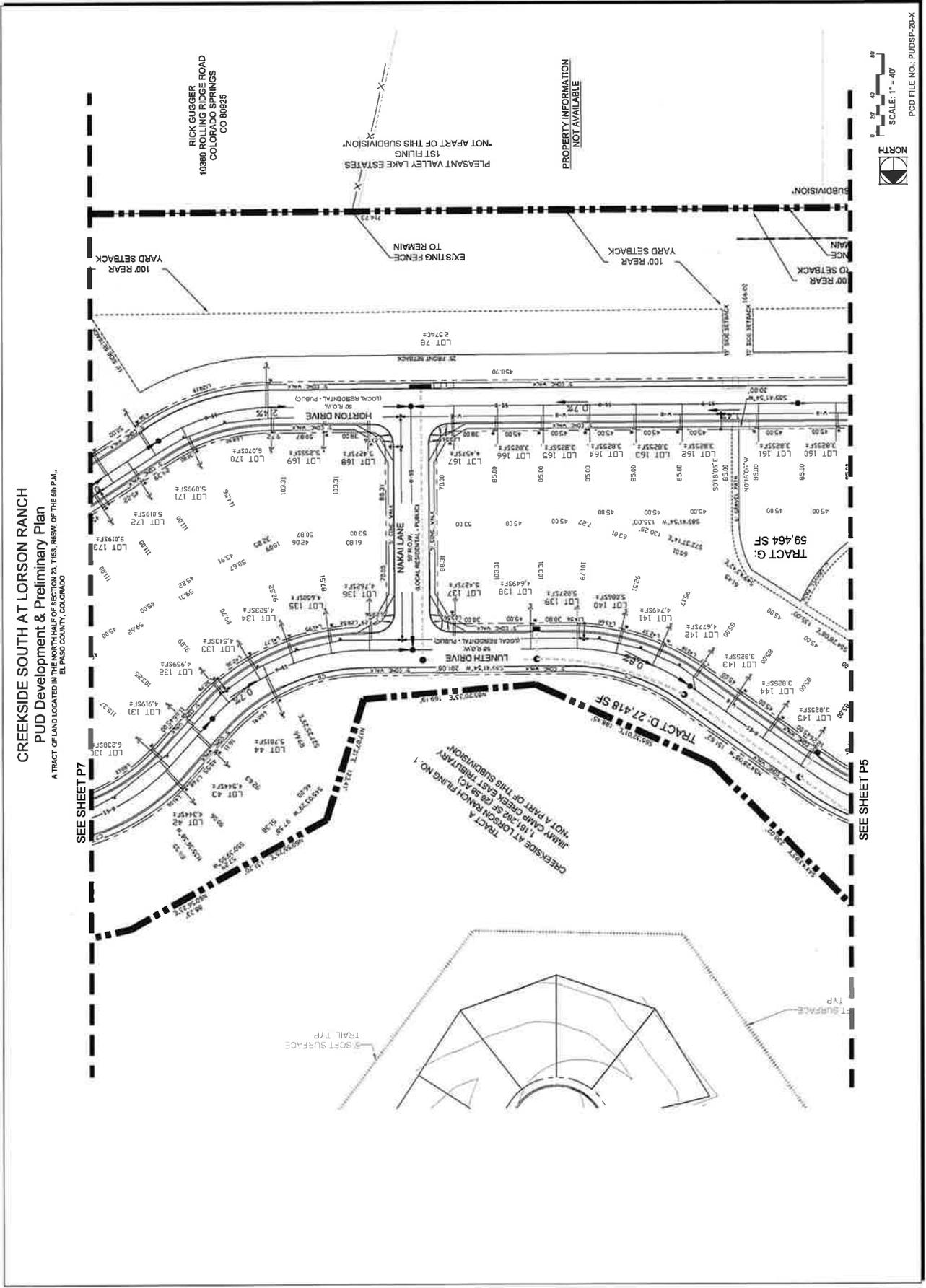
- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**
The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the County Code.
- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**
The proposed subdivision meets the applicable sections of Chapter 6 and 8 of the County Code.

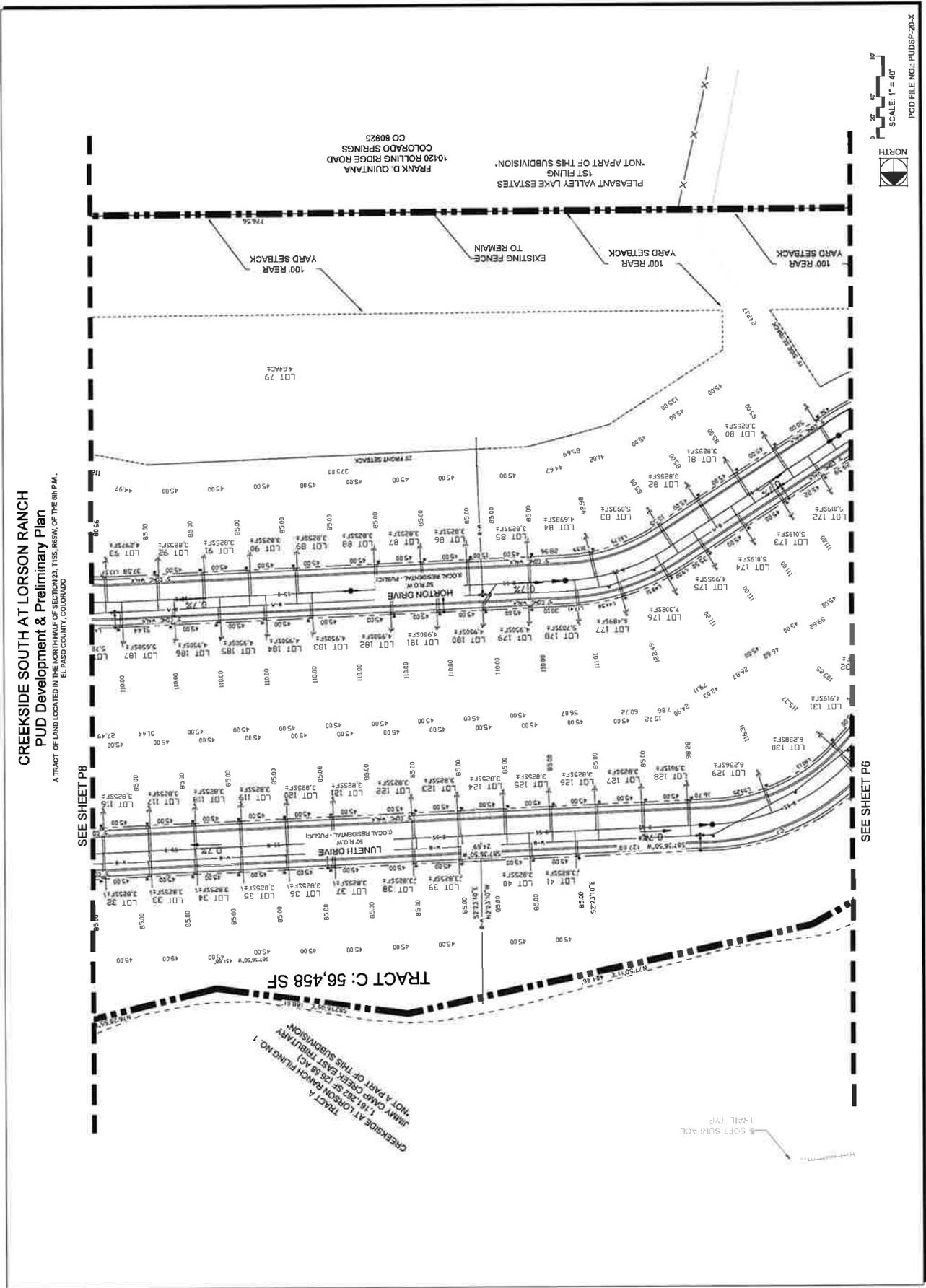
REV #	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

DRAWING	DATE	BY	CHKD	APP'D
DRWING	08/23/20			
PROJECT NUMBER	244823			
CHECKED	D.H. 08/23/20			
DRAWN	L.M.S. 08/23/20			



REV#	REVISIONS	DATE
1	1ST COMMENT REVISIONS	
2		
3		
4		
5		
6		

DESIGNED	LAM	10/20
CHECKED	JSH	10/20
PROJECT NUMBER	211-23	
SCALE	AS NOTED	



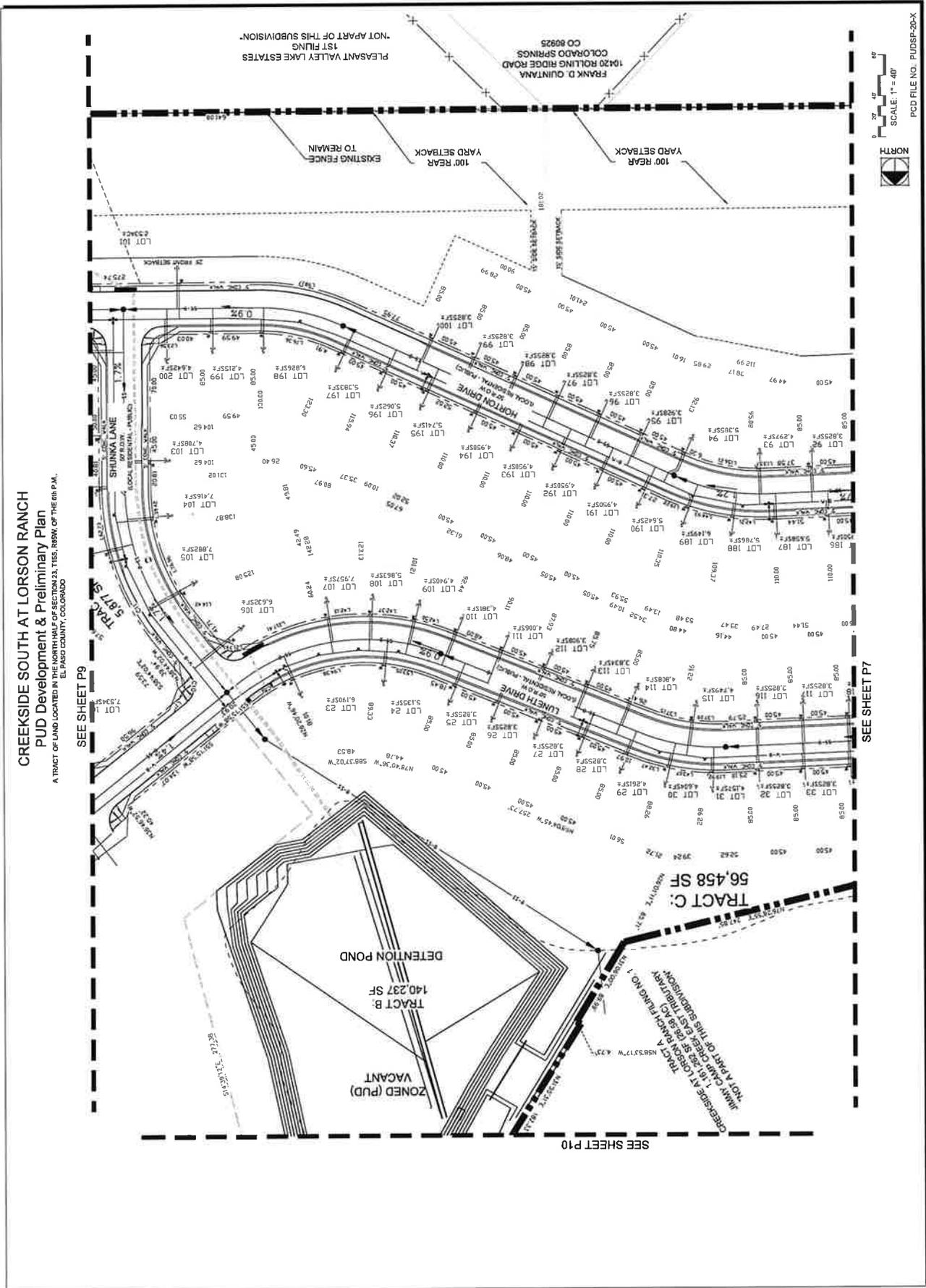
CREEKSIDE SOUTH AT LORSON RANCH
 PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R6W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO

SEE SHEET P8

SEE SHEET P6

REV#	REVISIONS	DATE
1	1ST COMMENT RESPONSE RESPONSE	3.8.20
2		
3		
4		
5		
6		

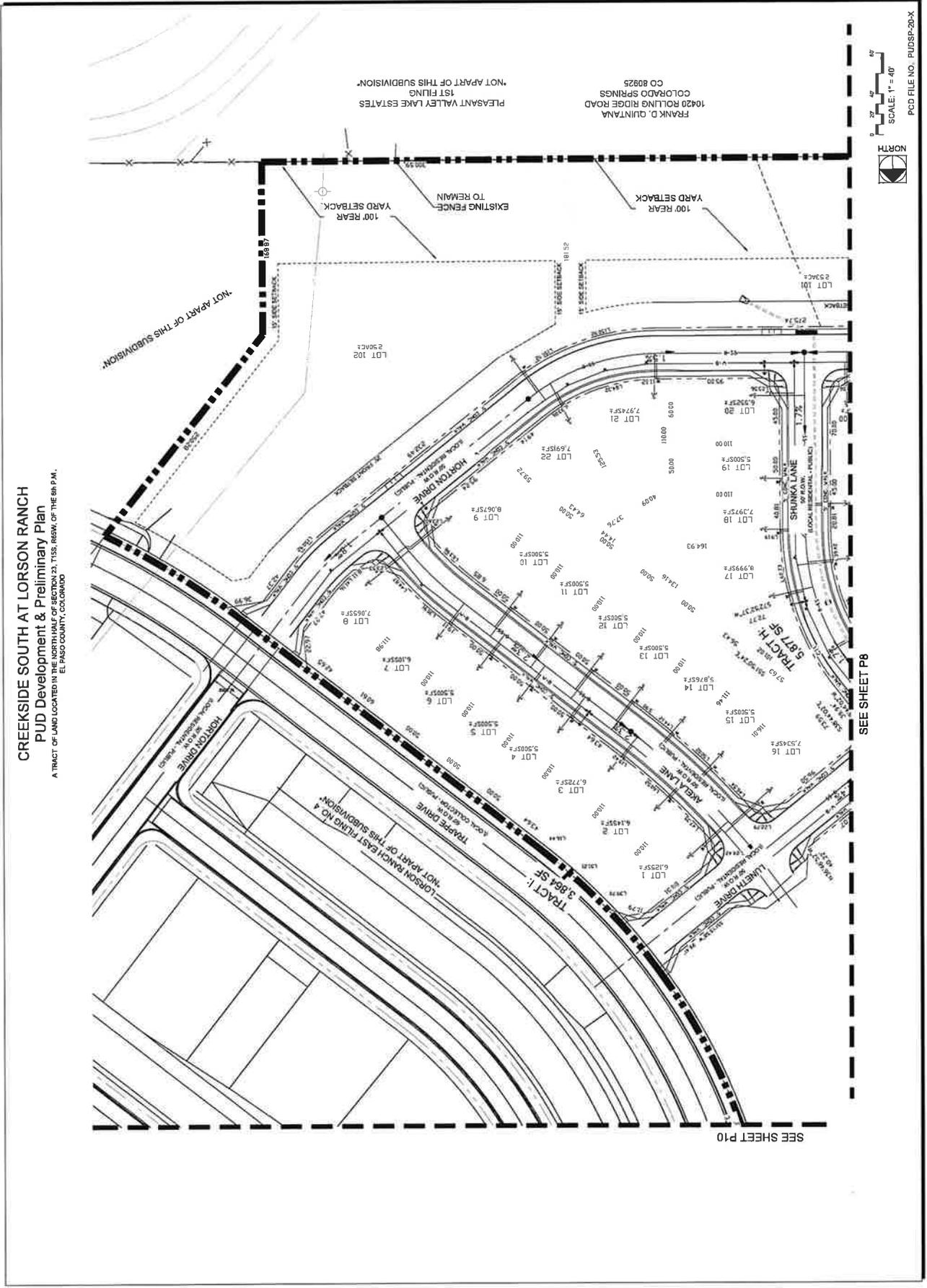
SCALE	AS NOTED
DRAWN	LMW 02.10.20
CHECKED	AMH 02.10.20
PROJECT NUMBER	288120



CREEKSIDE SOUTH AT LORSON RANCH
PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R69W, OF THE 6TH P.M.,
 EL PASO COUNTY, COLORADO

REV#	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISIONS	8.1.20
2		
3		
4		
5		

PROJECT NUMBER	DATE
2818.20	02.10.20
DATE	02.10.20
DRAWN	LMS
CHECKED	AKH



CREKESIDE SOUTH AT LORSON RANCH
 PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 8th P.M.,
 EL PASO COUNTY, COLORADO

GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR PRE-CONSTRUCTION MEETINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER'S OWNERS REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO COUNTY, COLORADO.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANNING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANNING PLAN.
- CONTRACTOR SHALL VERIFY ALL LOCATIONS AND UTILITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG! AT 800-882-8872 OR 311. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBER, COPPER, LEAD AND OTHER TOXIC MATERIALS FROM THE AREA IN A SAFE MANNER. CLEAN UP ALL RUBBER, COPPER, LEAD AND OTHER TOXIC MATERIALS FROM THE AREA IN A SAFE MANNER. CLEAN UP ALL RUBBER, COPPER, LEAD AND OTHER TOXIC MATERIALS FROM THE AREA IN A SAFE MANNER. CLEAN UP ALL RUBBER, COPPER, LEAD AND OTHER TOXIC MATERIALS FROM THE AREA IN A SAFE MANNER.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- PROPOSED IRRIGATION FOR ORNAMENTAL SHRUBS AND TREES WILL BE WATERED BY DRIP IRRIGATION AND TOP AND NATURAL AREAS ARE TO BE IRRIGATED BY SPRAY TREAT AS NOTED ON PLANS.
- TURF AREAS ARE TO BE IRRIGATED BY AN AUTOMATED SYSTEM OF GEAR DRIVEN AND IRRIGATION SYSTEM. IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN. FINAL IRRIGATION DESIGN WILL BE PROVIDED BY THE CITY ENGINEER.

SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO COUNTY, COLORADO.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 28, ARTICLE 25 CHS 194 (SEE LANDSCAPE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVE THE RIGHT TO REJECT AT ANY TIME ANY PLANTING MATERIAL WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT. IF ANY PLANTS ARE FOUND TO BE UNHEALTHY OR UNDESIRABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THEM AT HIS OWNERS RISK AND AT HIS OWNERS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO COUNTY, COLORADO.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE. PLANTS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH SHALL BE PROVIDED BY THE CONTRACTOR. PLANTS SHALL BE PROVIDED WITH STANDARD TRADE PRACTICE DO NOT APPLY HEREBY TO PERENNIALS.
- POORLY NEEDED BARRIERS, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PROPER ON-CENTER SPACING BETWEEN PLANTS.
- USE TRIANGULAR SPACING IN ALL GRID-COVERED AND PERENNIAL BEDS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THREE (2) DEPTHS OF BALL, WITH THOROUGHLY LOOSE BUTTAY AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME AND REPLACED WITH MULCH. MULCH SHALL BE APPLIED TO ALL PLANTS AND SHALL BE WATERED AGAIN. WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO BE PERMANENT, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABORERS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUFFICE ENOUGH TO MAINTAIN THE PLANTS HEALTHY CONDITION BASED ON REGIONAL CONDITIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE OPERATIONS OF THE SIGN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE BEING PLANTED. PERENNIALS SHALL BE PROTECTED FROM OPERATIONS WITH MULCH. MULCH SHALL BE APPLIED TO ALL PLANTS AND SHALL BE WATERED AGAIN. WATERED AGAIN. AFTER PLANTING IS COMPLETED, REPAIRS NECESSARY TO ALL PLANTS SECURED WITH MULCH AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL LIMIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT. IF ANY PLANTS ARE FOUND TO BE UNHEALTHY OR UNDESIRABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THEM AT HIS OWNERS RISK AND AT HIS OWNERS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO COUNTY, COLORADO.
- ALL SPECIFICATIONS, AT NO CHANGE TO THE OWNER.

CREEKSIDE SOUTH AT LORLSON RANCH
PUD Preliminary Landscape Plan
 A TRACT OF LAND LOCATED IN THE NORTH-HALF OF SECTION 23, T18S, R68W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



PLANT SCHEDULE:

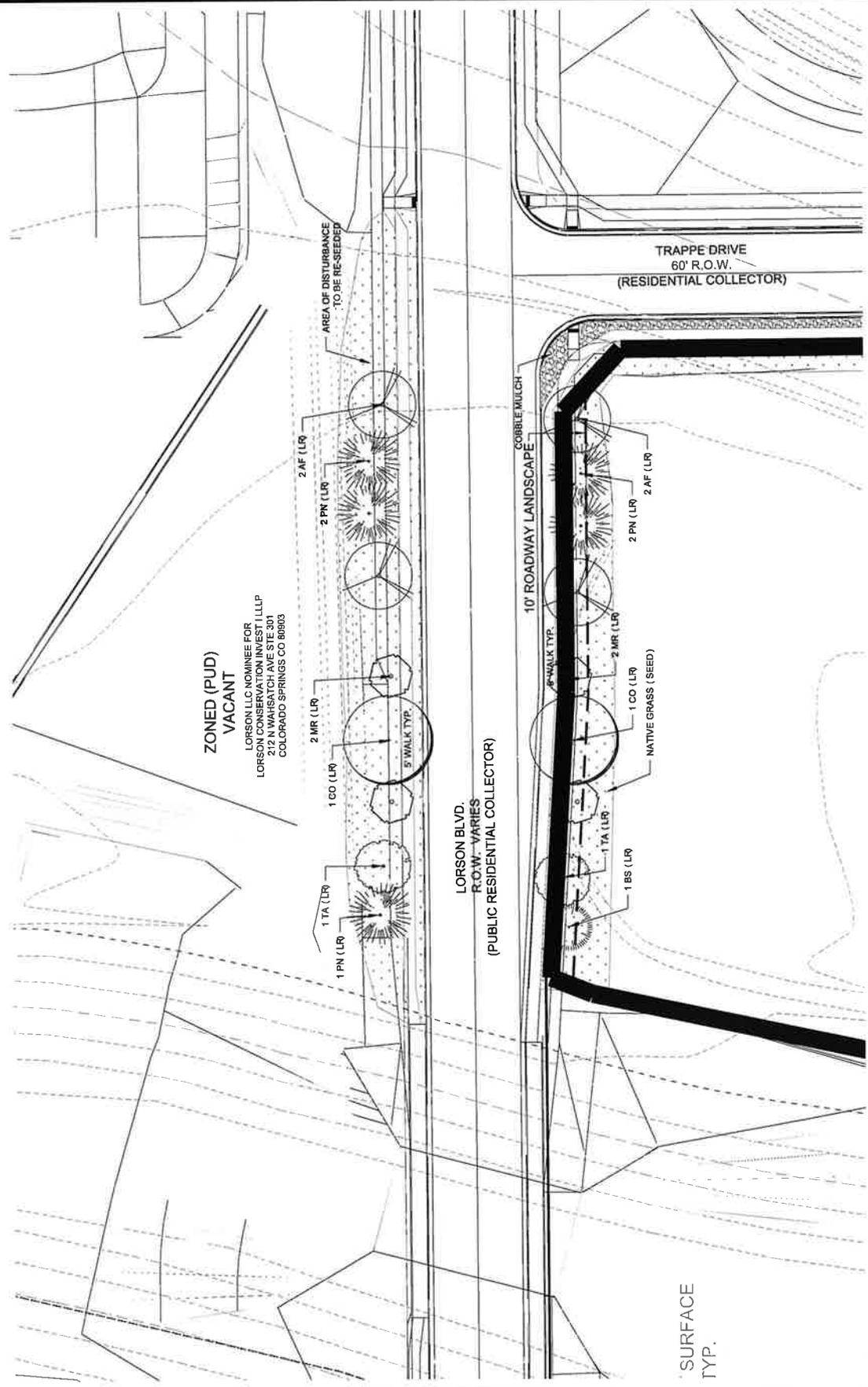
SYMBOL	QTY	SPECIFICATION	COMMON NAME	MAINTENANCE	PLANTING	MOBILITY	SIZE	MOBILITY
1	14	18" x 18" x 18" x 18"	Liquid Amber (Liquid)	75-80	50-60	2-3' x 2-3'	50-60	50-60
2	14	18" x 18" x 18" x 18"	Trident Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
3	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
4	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
5	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
6	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
7	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
8	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
9	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
10	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
11	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
12	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
13	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
14	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
15	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
16	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
17	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
18	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
19	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
20	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
21	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
22	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
23	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
24	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
25	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
26	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
27	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
28	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
29	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
30	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
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32	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
33	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
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36	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
37	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
38	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
39	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
40	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
41	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
42	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
43	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
44	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
45	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
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47	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
48	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
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51	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
52	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
53	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
54	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
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56	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
57	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
58	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
59	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
60	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
61	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
62	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
63	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
64	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
65	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
66	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
67	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
68	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
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70	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
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72	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
73	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
74	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
75	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
76	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
77	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
78	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
79	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
80	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
81	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
82	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
83	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
84	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	15-20	15-20
85	14	18" x 18" x 18" x 18"	Amurma Maple (10' High)	15-20	15-20	2-3' x 2-3'	1	

CREEKSIDE SOUTH AT LORSON RANCH
PUD Preliminary Landscape Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 20, T15S, R89W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO

ZONED (PUD) VACANT
 LORSON LLC NOMINEE FOR
 LORSON CONSERVATION INVEST I, LLLP
 212 N WAHATCH AVE STE 301
 COLORADO SPRINGS CO 80903

LORSON BLVD. ROW - VARIES (PUBLIC RESIDENTIAL COLLECTOR)

TRAPPE DRIVE 60' R.O.W. (RESIDENTIAL COLLECTOR)



SURFACE TYP.

LORSON BLVD ROADWAY LANDSCAPE
 1:10 Scale



PCD FILE NO. - PUDSP-20-001

Kimley»Horn
 2020 KIMLEY-HORN AND ASSOCIATES, PC
 1300 WEST 13TH AVENUE, SUITE 300
 COLORADO SPRINGS, CO 80902
 PHONE: 719-575-1300
 FAX: 719-575-1300

CREEKSIDE SOUTH AT LORSON RANCH
 EL PASO COUNTY, COLORADO
 PUD & PRELIMINARY PLAN

STAMP

DATE	REVISIONS

DATE	BY	CHECKED	DATE

PRELIM LANDSCAPE PLAN
LS2 OF 13



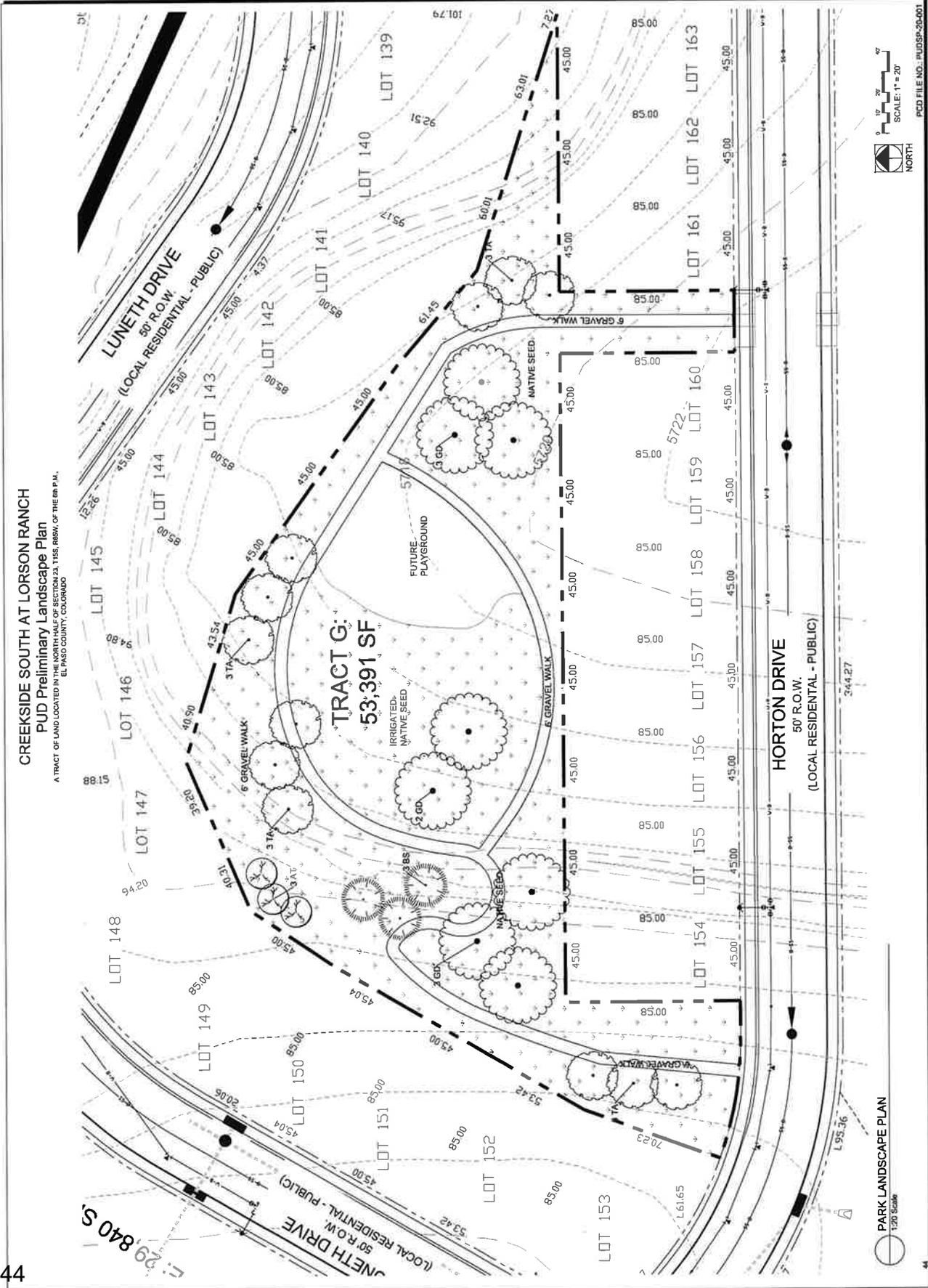
CREEKSIDE SOUTH AT LORSON RANCH
 PUD & PRELIMINARY PLAN
 EL PASO COUNTY, COLORADO



REV #	DATE	REVISIONS
1		FOR CONCEPT REVIEWAL REVISIONS
2		
3		
4		
5		

AS NOTED	SCALE:
PROJECT NUMBER:	24427
CHECKED:	JKH
DRAWN:	JKH
DATE:	2.18.20
DESIGNED:	JKH
DATE:	2.18.20

PRELIM LANDSCAPE PLAN
 LS3 OF 13





March 26, 2020

Kari Parsons
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Creekside South at Lorson Ranch Subdivision
N1/2, Sec. 23, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 27082

To Whom It May Concern:

We have received the above-referenced proposal to subdivide an existing 64.257 acre tract of land into 200 single family lots and irrigated green space. The 195 of the lots will be 3,825 square-feet and 5 of the lots will be 2.5 acres. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("Widefield").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 71.75 acre-feet for all intended uses in the subdivision. This includes 70.0 acre-feet/year for 200 household units, which equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes irrigated green space which is anticipated to require 1.75 acre-feet/year. The application does not contain information about the size of the irrigated area.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District. A letter of commitment dated January 17, 2020 from Widefield was provided with the materials and indicated that 71.75 acre-feet are committed to the proposed subdivision. The letter also notes Widefield's commitment to provide wastewater disposal.

According to the records of this office, Widefield has sufficient water resources to supply this development as described above.



Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) 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, available online at: https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR_3576581.pdf?searchid=978a5a31-ddf9-4e09-b58c-a96f372c943d, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer’s Office Opinion

Pursuant to Section 30-28-136(1)(h)(II) C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resources Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner

EL PASO COUNTY

OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

Diana K. May, County Attorney

Assistant County Attorneys

M. Cole Emmons
Lori L. Seago
Lisa A. Kirkman
Steven A. Klaffky
Peter A. Lichuman
Mary Ritchie
Bryan E. Schmid
Nathan J. Whitney

June 8, 2020

PUDSP-20-1 Creekside South at Lorson Ranch
PUD/Preliminary Plan

Reviewed by: Lori Seago, Senior Assistant County Attorney 
Edi Anderson, Paralegal, ACP

FINDINGS AND CONCLUSIONS:

1. This is a Planned Unit Development (PUD) and Preliminary Plan proposal by Lorson LLC Nominee for Murray Foundation LLC ("Applicant"), to subdivide an approximately 64.257 +/- acre parcel into 200 single family lots, plus right-of-way, open space, and utility and drainage improvements. The property is zoned PUD Planned Unit Development.

2. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). Pursuant to the Water Supply Information Summary, the Applicant estimated its annual water needs to serve household use for this subdivision at 71.75 acre-feet. This calculation was based on the District's annual acre-feet single-family equivalent of 0.35 acre-feet which results in an annual water demand of 70.0 acre-feet/year, plus irrigation for community landscaping at 1.75 acre-feet/year (based on 5 SFE), for a total water demand of 71.75 acre-feet/year for the Creekside South at Lorson Ranch subdivision. Based on these figures, the Applicant must provide a supply of 21,525 acre-feet of water (71.75 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement for the subdivision. Since the District's water is considered annually renewable, it is considered to already have a minimum life of 300 years, and therefore, does not have to reserve this total quantity of water.

3. Under Section 8.4.7.C.1. of the El Paso County Land Development Code (LDC), "[w]ater provided from renewable groundwater sources is considered to be annually renewable and, therefore, is considered to have a minimum life of 300 years." While not highlighted in this submittal, information in County Attorney's Office files indicates that the general well locations in the District place most of the wells approximately within one to two miles of either Fountain Creek or Jimmy Camp Creek, and given the augmentation supply of transmountain Frying Pan/Arkansas Project water which is a tributary renewable source, it appears the proposed water

200 S. CASCADE AVENUE
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6487

supply is an annually renewable source and falls within the provisions of LDC Section 8.4.7.C.1. Thus, the proposed supply is considered to have a minimum life of 300 years.

The Applicant provided a *Water Demand and Wastewater Disposal Report for Creekside South at Lorson Ranch Preliminary Plan*, dated January 2020, prepared by Core Engineering Group. The Report confirmed the excess water supply of the District and the water demand for this subdivision at 0.35 acre-feet/lot (71.75 acre-feet/year).

4. In a letter dated March 26, 2020, the State Engineer reviewed the application to subdivide the 64.257+/- acres into 200 single family lots. The Engineer stated that according to their records, "Widefield has sufficient water resources to supply this development as described above." Further, the State Engineer stated that "Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate."

5. PFCs. On May 19, 2016, the Environmental Protection Agency ("EPA") announced that it lowered the health advisory levels ("HAL") for perfluorinated compounds ("PFC"), to 70 parts per trillion. One of the three local water providers whose PFC levels now exceed the EPA's HAL is Widefield Water and Sanitation District. There has been much coverage in the local press and much public concern expressed over PFCs recently. The District Manager at the time provided a letter dated July 29, 2016 (see **Exhibit 1** attached hereto), in which he explains that the PFCs are unregulated and unenforceable, and the new HAL ". . . in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers."

6. Analysis: With a proposed annual demand of 71.75 acre-feet/year, based on the current commitment of the District to that amount, and the annually renewable water supply, it appears the proposed water supply will be sufficient.

7. Section 8.4.7(B)(10)(g), of the El Paso County Land Development 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. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

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: Kari Parsons, Project Manager, Planner III

RECEIVED

AUG 01 2016

El Paso County
Attorney's Office

Widefield Water and Sanitation District

37 Widefield Boulevard, Colorado Springs, Colorado 80911

July 29, 2016

Cole Emmons
County Attorney's Office
27 East Vermijo Avenue
Colorado Springs, Colorado 80903

Re: Perfluorinated Compounds

Dear Mr. Emmons:

Due to all of the negative media pertaining to PFC's in the water, I wanted to write to you to explain what has occurred and to reiterate in writing that the new health advisory level for PFC's in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers.

On May 19, 2016, the Environmental Protection Agency (EPA) announced it lowered the health advisory levels (HAL's) for both PFOS and PFOA to 70 parts per trillion. In addition, the Colorado Department of Public Health and Environment (CDPHE) decided to include PFHpA into the 70 parts per trillion combined level. By adding three of the PFC's together and lowering the level, the wells in the Widefield aquifer do not meet the new Health Advisory Level. Prior to May 19, 2016, Widefield Water and Sanitation District's well water was below the former Health Advisory Level for PFC's. PFC's are unregulated and unenforceable.

As an unregulated contaminant the EPA nor CDPHE requires public water suppliers to do anything about exceeding the health advisory level for PFC's other than notifying customers that the water may at times exceed the new HAL. WWSD can legally operate all of our wells without providing any form of treatment. Although we are not required by regulations to treat for or remove PFC's from the water, WWSD plans on designing and building a treatment plant(s) to remove PFC's in order to restore and maintain consumer confidence. We are also currently working with the Air Force, who has authorized funds to help us mitigate the PFC concerns, as it is suspected that the Air Force's use of firefighting foams may have contributed to, or caused the PFC contamination

Widefield Water and Sanitation District water quantity or ability to deliver water is not at all impacted by the PFC issue in any way. In addition, we plan on having it mitigated before next year's high summer demand period.

Sincerely,

Steve Wilson, District Manager



Kari Parsons

From: Tracey Garcia
Sent: Monday, July 6, 2020 11:56 AM
To: 'Addie Arnell'; Kari Parsons
Subject: FW: Lorson Ranch Creekside Development PUD-20-001 Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

I'm happy to forward to Ms. Parsons. Thank you.

From: Addie Arnell <addiearnell@live.com>
Sent: Monday, July 06, 2020 11:55 AM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: Re: Lorson Ranch Creekside Development PUD-20-001 Concerns

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Unfortunately, I am not able to attend. If you would forward the message on I would greatly appreciate it.
Thanks!

From: Tracey Garcia <TraceyGarcia@elpasoco.com>
Sent: Monday, July 6, 2020 11:49:23 AM
To: 'Addie Arnell' <addiearnell@live.com>
Subject: RE: Lorson Ranch Creekside Development PUD-20-001 Concerns

Thank you for your email. Are you wanting to be present at the hearing to speak on this topic, or do you want me to forward this to the planner of the project? Or are you able to participate remotely?
Tracey

From: Addie Arnell <addiearnell@live.com>
Sent: Monday, July 06, 2020 11:39 AM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: Lorson Ranch Creekside Development PUD-20-001 Concerns

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Hello Tracey,

I am resident of Apple Ridge subdivision south of Lorson Ranch. I received a letter last week in regards to the proposed changes to the development; these changes directly effect my property as it backs to the open space between the two developments. The following are concerns myself and others in my subdivision have in regards to the proposed changes. Thank you for taking the time to bring these concerns into consideration.

Addie Arnell

1) Density of development and integration with surrounding developments. The lots proposed nearest our City of Fountain subdivision are the smallest of all lots in Lorson (3825 sf) and 25% below the County RS-5000 standard (5000 sf). This is in significant contrast with the Apple Ridge subdivision, City of Fountain with lot sizes adjoining the Lorson Ranch Southern boundary that range from 9071 sf to 13566 sf. While there is frequent mention of considerable accommodation for the rural nature of the adjacent 5 Ac properties, there is no mention of accommodating the adjacent City of Fountain lots. There is reference made to meetings held with the rural residents but not with the City of Fountain residents. Recommendation is for increasing the size of lots 62-73 to at least 5000sf, and addressing the subsequent concerns to further improve the transition between developed areas.

2) Tract F (5.6 Ac), designated as open space, has a gravel path, but must be addressed in the landscaping plans. Incorporation of a plan with trees and shrubs similar to those specified along Lorson Blvd is needed to help with the transition to lots to the South, and provide a visual break to the high density lots, particularly 62-73, as viewed from the South. There needs to be a significant visual break established to present a more aesthetic view.

3) Provisions for boundary fencing of the subdivision, particularly on the South are unclear. There is reference in the architectural standards to a possible requirement for lots backing to the open space (Tract F) to use "open fencing", but it is unclear if a consistent standard will be applied to ensure aesthetics are maintained. There is a note in plans regarding some 'existing fencing to remain' possibly referring to property boundary fence of the Apple Ridge subdivision. The residents of Apple Ridge subdivision as well as possibly the new golf course owners should be involved in discussions to mutually improve aesthetics and security by partnering on development separation fencing.

4) The plan needs to address integration with County-wide trails and open space corridors. Specially are there plans to enable access by residents to the South to the trails and open Space in Lorson Ranch? It appears the Metro District is constraining the ability of City of Fountain and County residents to the South to access other trail and open spaces in the County. Integration should also consider on-going development of the Golf Course and City of Fountain land to the South.

5) Please provide insight on efforts to abate light pollution for Rural and CoF residents to the South. The lighting density in those areas reflects the more Rural character of the area and the ability to see the night sky is considered a valuable characteristic.

6) No mention is made of telephone/cable/telecom in the plan. While details may be forthcoming, some overall insight in the infrastructure should be provided, or cross-referenced. The cover sheet indicates COMCAST will be the CABLE provider. How will services planned offer the potential for improved access and services to rural and City of Fountain residents to the South who are currently underserved.

Kari Parsons

From: Tracey Garcia
Sent: Monday, July 6, 2020 2:36 PM
To: Marilyn Freeman; Kari Parsons
Subject: FW: Lorson Ranch Creekside Development PUDSP-20-

Thank you for your email. I'm forwarding to Ms. Kari Parsons, Planner on the project.

From: Marilyn Freeman <bearsgolf38@gmail.com>
Sent: Monday, July 06, 2020 2:33 PM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: Lorson Ranch Creekside Development PUDSP-20-

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Tracia Garcia:

Representatives from Three HOA's held at least 3 meetings with Dave Cocolin, a Landis Representative, in 2003 and/or 2004. The HOA's represented were Peaceful Valley HOA; Peaceful Valley Lake Estates HOA; and Cottonwood Grove HOA.

The majority of the discussion centered on the size of the lots in their proposal that boarded the fence between Landis Development and Apple Tree Golf Course; Apple Ridge Residential Homes; and all 5-Acre lots to the East. The agreement was to be a minimum of 3 acre or 5 acre lots boarding the fence. There was to be a minimum of 100 foot open space between the fence and any kind of buildings or fences on Landis Property.

Respectfully submitted

Donald Freeman, President of Cottonwood Grove HOA in 2003 and 2004
Currently Treasurer Apple Ridge HOA

Kari Parsons

From: Tracey Garcia
Sent: Monday, July 6, 2020 4:48 PM
To: 'Jack Bestall'
Cc: Kari Parsons
Subject: RE: PUDSP-20-001 Lorson Ranch

Thank you. Received.

From: Jack Bestall <jack@bestallcollaborative.com>
Sent: Monday, July 06, 2020 4:48 PM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: PUDSP-20-001 Lorson Ranch

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Ms. Garcia.

I am interested in testifying at Planning Commission hearing remotely on PUDSP-20-001 tomorrow. My phone number is below.

Thank you.



BESTALL COLLABORATIVE LIMITED 720.810.6480
jack@bestallcollaborative.com PO 2223 Evergreen CO 80437
Planning Environment Construction Management Development

Kari Parsons

From: Tracey Garcia
Sent: Tuesday, July 7, 2020 6:27 AM
To: 'Thomas Swaim'; Kari Parsons
Cc: Nina Ruiz
Subject: FW: PUDSP-20-001 Review Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Message received. Forwarding to Ms. Parsons.

From: Thomas Swaim <swaimtp@msn.com>
Sent: Monday, July 06, 2020 11:26 PM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>; Longinos Gonzalez Jr <LonginosGonzalezJr@elpasoco.com>; Sam Gieck <msgieck@msn.com>
Subject: Fwd: PUDSP-20-001 Review Comments

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Ms Garcia

I am forwarding this earlier email with input voicing concerns over the subject plan. I am providing copy to others because of added concerns. Subsequent to the initial email, I have become concerned in conversation with neighbors and City officials that key stakeholders in this development may not have been notified and may not have not had opportunity to comment. Specially the golf course owner and City of Fountain officials. Can we confirm whether these parties were notified and whether or not they have provided comments?

Thanks
Tom

Cc'd. Please note my concerns. I believe most of these would be shared by the City of Fountain and the (former Appletree) golf course owner had they been aware of this plan.

Sent from my iPhone

Begin forwarded message:

From: Thomas Swaim <SwaimTP@msn.com>
Date: July 6, 2020 at 2:42:03 PM MDT
To: "traceygarcia@elpasoco.com" <traceygarcia@elpasoco.com>
Subject: PUDSP-20-001 Review Comments

Ms Garcia,
Input to Planning Commission Hearing on PUD Preliminary Plan Creekside South at Lorson Ranch PUDSP-20-001 - 7 July 2020, 1:00 PM

As President of the Apple Ridge HOA representing this City of Fountain subdivision immediately South of the planned development, I am voicing concerns and comments as follows:

1) Density of development and integration with surrounding developments. The lots proposed nearest our City of Fountain subdivision are the smallest of all lots in Lorson (3825 sf) and 25% below the County RS-5000 standard (5000 sf). This is in significant contrast with the Apple Ridge subdivision, City of Fountain with lot sizes adjoining the Lorson Ranch Southern boundary that range from 9071 sf to 13566 sf. While there is frequent mention of considerable accommodation for the rural nature of the adjacent 5 Ac properties, there is no mention of accommodation for the Adjacent City of Fountain lots. There is reference made to meetings held with the rural residents but not with the City of Fountain residents. Recommendation is for increasing the size of lots #62-73 to at least 5000sf, and addressing the subsequent concerns below to further improve the transition between developed areas.

2) Tract F (5.6 Ac), designated as open space, has a gravel path, but must be addressed in the landscaping plans. Incorporation of a plan with trees and shrubs similar to those specified along Lorson Blvd is needed to help with the transition to lots to the South, and provide a visual break to the high density lots, particularly #62-73, as viewed from the South. There needs to be a significant visual break established to present a more aesthetic view.

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I understand others from Apple Ridge are responding separately and these comments may not fully represent the scope of concerns from our subdivision.

I am interested in being available to speak should there be questions or comments to the above at tomorrow's meeting, however I have a conflicting appointment from 1:15 to about 2:00 PM. I suspect some of the preliminaries may take until that time but will be available if convenient after 2:00 to join the discussion.

I can be contacted at 719-331-4363

Please confirm receipt

Thanks!

Tom Swaim
7130 Appletree Loop
President, Apple Ridge HOA

Sent from my iPhone

Kari Parsons

From: Tracey Garcia
Sent: Monday, July 6, 2020 2:45 PM
To: 'Thomas Swaim'
Cc: Kari Parsons
Subject: RE: PUDSP-20-001 Review Comments

Thank you for your email. I am forwarding to the Planner on this project (Ms. Kari Parsons).

-----Original Message-----

From: Thomas Swaim <swaimtp@msn.com>
Sent: Monday, July 06, 2020 2:42 PM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: PUDSP-20-001 Review Comments

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

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I can be contacted at 719-331-4363

Please confirm receipt

Thanks!

Tom Swaim
7130 Appletree Loop
President, Apple Ridge HOA

Sent from my iPhone

July 7 2020

Lorson Ranch Planning El Paso Commission Hearing
Downstream Impact Mitigation Comments

Jack Bestall – Representing Signature Ranch LLC – owners Appletree PUD the south in the City of Fountain.

1. We appreciate the opportunity to be on the record regarding the Lorson Ranch and its potential impact on the property directly downstream along Jimmy Camp Creek in the City of Fountain
2. We have been working with the City of Fountain since November 2019 and it is likely that the Appletree approved PUD will remain substantially in place with no major revisions. During that period, we have been available and remain interested in working with Lorson Ranch to mitigate the potential impact of its improvements.
3. Drainage is our primary concern – working with the City of Fountain engineers our engineers are in the process of evaluating the drainage conditions and design of the project.
4. We have been working with El Paso County staff and have provided comments identifying potential downstream drainage impacts to them.
5. The drainage design relies on revegetation in part for the ultimate drainage improvements and the grow-in will take several years. During that period impacts will occur downstream to Jimmy Camp Creek's natural condition and to the existing infrastructure in the area.
6. We will be providing additional comments regarding the design of the drainage and its downstream impacts. It is likely that extending erosion control downstream to mitigate those impacts will be necessary.
7. During the construction and re-stabilization period impacts will occur off the Lorson Ranch property. An agreement on a temporary construction easement and management agreement between Lorson Ranch and Signature Ranch LLC should be a condition of approval of the rezoning.
8. This would be the most appropriate method to manage the potential impacts before they occur – and we look forward to working with Lorson Ranch on this agreement. Thank you.

Thank you.



Jack Bestall, Principal

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting

Tuesday, July 7, 2020

El Paso County Planning and Community Development Department
200 S. Cascade Ave – Centennial Hall Hearing Room
Colorado Springs, Colorado

REGULAR HEARING

1:00 p.m.

**PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, JOAN LUCIA-TREESE,
SARAH BRITTAIN JACK, BECKY FULLER, AND TIM TROWBRIDGE**

**PRESENT VIA ELECTRONIC MEANS AND VOTING: ERIC MORAES AND THOMAS
GREER**

PRESENT AND NOT VOTING: JAY CARLSON

ABSENT: GRACE BLEA-NUNEZ

**STAFF PRESENT: MARK GEBHART, NINA RUIZ, KARI PARSONS, RAD DICKSON,
JEFF RICE (VIA REMOTE ACCESS), JACK PATTON (VIA REMOTE ACCESS), AND
EL PASO COUNTY ATTORNEY LORI SEAGO (VIA REMOTE ACCESS)**

**OTHERS SPEAKING AT THE HEARING: JEFF MARK, TOM SWAIM, JACK BESTALL,
DAN KUPFERER**

Report Items

- 1. A. Report Items -- Planning and Community Development Department –
Mr. Gebhart -- The following information was discussed:**

- a) The next scheduled Planning Commission meeting is for **Thursday,
July 23, 2020 at 1:00 p.m.**

- b) **Mr. Gebhart** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.
- c) **Mr. Gebhart** also gave an update on the Master Plan and upcoming meetings. A summary is included from his presentation:

Three public meetings were scheduled in April to review Placetypes.

- Suspended in March when offices/meetings were closed

June Advisory Committee review of Placetypes, Key Areas, and Areas of Change
Alternate approach to public meetings-Video release of educational material, surveys, mapping tools

- June 1-Placetypes
- June 15-Key Areas
- June 29-Areas of Change

Advertisements in newspapers, email contacts, email lists, press releases, Facebook, Nextdoor.

Participation

- Placetype-24 questionnaires completed, 4 comments from 3 maps
- Key Areas-34 questionnaires completed, 1 map with 17 comments
- Areas of Change. Closes July 13.

The results and comments will be reviewed by the Advisory Committee at a meeting on July 22, placing us about a month behind on our preliminary schedule.

B. Public Input on Items Not Listed on the Agenda – NONE

2. Resolution to Amend the Planning Commission Bylaws to Address the Hearing Date/Time/Location for the Remainder of 2020

PC ACTION: LUCIA-TREESE MOVED/BAILEY SECONDED TO APPROVE THE PLANNING COMMISSION BYLAWS AMENDMENT WHICH SPECIFICALLY ADDRESSES THE DATE/TIME/LOCATION CHANGE FOR THE REMAINDER OF 2020 PC HEARINGS. THE MOTION PASSED UNANIMIOUSLY (7-0).

3. Consent Items

A. Approval of the Minutes – June 16, 2020

The minutes were approved with one change to add Ms. Fuller as absent.
(8-0)

B. PUDSP-19-009

RUIZ

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH**

A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) of 251 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 725 single-family residential lots. The property is located west of Eastonville Road at the easternmost terminus of Rex Road and is adjacent to the southwest of the Falcon Regional Park. (Parcel Nos. 42000-00-407 and 42000-00-401) (Commissioner District No. 2)

PC ACTION: BAILEY MOVED/LUCIA-TREESE SECONDED TO APPROVE CONSENT ITEM 3B, PUDSP-19-009, FOR A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN FOR ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH UTILIZING RESOLUTION PAGES NO. 29 AND 25, CITING 20-029, WITH SIX (6) CONDITIONS, SIX (6) NOTATIONS, AND FIVE (5) MODIFICATIONS, WITH A FINDING OF WATER SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

C. ID-19-006

PARSONS

**SPECIAL DISTRICT SERVICE PLAN
THE RANCH METROPOLITAN DISTRICT NOS. 1-4**

A request by PRI #4, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Ranch Metropolitan District. The parcels proposed for inclusion into the District total 610 acres and are located north of Woodmen Road, south of Stapleton Drive, and East of Raygor Road and are within Section 35, Township 12 South, Range 65 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$43 million, a debt service mill levy of 50 mills for residential, 35 mills for commercial, an operations and maintenance mill levy of 10 mills, and 5 mills for covenant enforcement, for total maximum combined mill levy of 65 mills. The statutory purposes of the District include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant

enforcement; and 7) design, construction, and maintenance of public water and sanitation systems. The properties within the boundaries of the proposed District are included within the Falcon/Peyton Small Area Master Plan (2006) and the Black Forest Preservation Plan (1998). (Parcel Nos. 52000-00-321, 52000-00-323, and 52000-00-324) (Commissioner District No. 2)

PC ACTION: BRITAIN JACK MOVED/LUCIA-TREESE SECONDED TO APPROVE CONSENT ITEM 3C, ID-19-006, FOR A SPECIAL DISTRICT SERVICE PLANT FOR THE RANCH METROPOLITAN DISTRICT NOS. 1-4 UTILIZING RESOLUTION PAGE NO. 37, CITING 20-030, WITH TEN (10) CONDITIONS, TWO (2) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

REGULAR ITEMS

4. PUDSP-20-001

PARSONS

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN CREEKSIDE SOUTH AT LORSON RANCH

A request by Lorson, LLC, Nominee, for Murray Fountain, LLC, for approval of a map amendment (rezoning) of 64.26 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 200 single-family attached residential lots. The property is located along the east side of the East Tributary of Jimmy Camp Creek, south of Lorson Boulevard and is within Section 23, Township 16 south, Range 65 West of the 6th P.M. (Current Parcel Nos. 55000-00-424, 55231-00-005, 55000-00-422, 55000-00-406; anticipated Parcel Nos. after completion of the Assessor's Office pending parcel map update are 55000-00-432, 55000-00-433, 55000-00-434, and 55231-00-005) (Commissioner District No. 4)

Ms. Parsons gave a brief overview and went over the review criteria for a planned unit development with a preliminary plan. She then introduced the applicants' representative, **Mr. Jeff Mark, Landuis Development**, to go over their presentation.

Mr. Trowbridge – Could you go to the lot size map and describe the color coding. **Mr. Mark** – The white spaces are all open space and/or detention areas. The darker are the home lots. The overall lot breakdown has a buffer of 2.5 acre home sites, 13 acres of open space, and all drainage and development tracts.

Mr. Carlson – How do you calculate the dwelling units/acre. **Mr. Mark** – It is the division of the number of dwelling units by the acreage including open space.

Ms. Parsons then gave her full presentation and answered questions from the Planning Commission.

Mr. Trowbridge – Is the future development tract, is that Tract A? **Ms. Parsons/Mr. Risley** – Page 33 of the staff report shows that it is Tract A.

Mr. Carlson – I'm still struggling with the average density of 3.11 with 200 detached lots. I come up with 112 not 200. **Ms. Parsons** – The density calculation is based on developed space for lots, roads, drainage and open spaces.

Mr. Jeff Rice, PCD Engineer III, went over the engineering findings regarding traffic and drainage.

IN FAVOR: NONE

IN OPPOSITION:

Mr. Tom Swaim – I'm resident of the area and President of the Apple Ridge HOA. I provided written comments. My greatest concern is the number of lots that are smaller than the RS-5000 standard. While I understand that there is a 5.6 acre open space which basically envelopes the end of Luna Drive. The problem that we see is that it basically amounts to 100 feet of separation between the rear lots lines and our development's lot lines. We would like to see other mitigation like landscaping and trees to provide a visual break. Our lots are about 13,000 - 19,000 square feet. A 100-foot transition is not adequate to address the aesthetics of what we would like to see for our community.

Mr. Jack Bestall – I am representing Signature Ranch, LLC. Drainage is our primary concern. Our engineers are working with the engineers from the City of Fountain are in the process of evaluating the drainage conditions and design of the project. The drainage design relies on revegetation and that will take several years. During that period impacts will occur downstream to Jimmy Camp Creek's natural condition and to the existing infrastructure in the area. We will be providing additional comments regarding the design of the drainage and its downstream impacts. It is likely that extending erosion control downstream to mitigate those impacts will be necessary. During the construction and re-stabilization period, impacts will occur off the Lorson Ranch property. An agreement on a temporary construction easement and management agreement between Lorson Ranch and Signature Ranch, LLC should be a condition of approval of the rezoning. This would be the most appropriate method to manage the potential impacts before they occur. We look forward to working with Lorson Ranch on this agreement.

Mr. Mark had an opportunity for rebuttal. RS-5000 is not our zoning, we are PUD zoning, so we are not trying to conform to a different zoning. We will have a landscaping plan that will go before the Planning staff. We absolutely require all of

our builders to do fencing and landscaping where required. He mentioned 13-19,000 square foot lots and those are within the City of Fountain. With regard to off-site drainage improvements, we will be doing full-spectrum detention mitigation. I've not heard from anyone from the City of Fountain; I am happy to have those conversations.

DISCUSSION:

Mr. Bailey – I'd like to see the drainage map again. It seems unfair for them to deal with drainage because they are at the end of the creek. Could you clarify? **Ms. Parsons** – There is currently a separate application in review CDR-19-002 as a standalone for the channel improvements. It is not a part of this application. The full-spectrum detention is within this development, but they are not the same applications. The arrows identify the direction of drainage that the flow is anticipated to go.

PC ACTION: LUCIA-TREESE MOVED/BAILEY SECONDED TO APPROVE REGULAR ITEM 3, PUDSP-20-001, FOR A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN FOR CREEKSIDE SOUTH AT LORSON RANCH UTILIZING RESOLUTION PAGE NOS. 29 AND 25, CITING 20-031, WITH EIGHT (8) CONDITIONS AND FIVE (5) NOTATIONS, WITH A FINDING OF WATER SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (8-0).

5. U-20-001

DICKSON

**APPROVAL OF LOCATION
FALCON FIRE PROTECTION DISTRICT STATION NO. 3**

A request by Falcon Fire Protection District for an approval of location to allow for a fire station. The property is zoned PUD (Planned Unit Development) and is located on the northwest corner of the Highway 24 and Old Meridian Road intersection and is within Section 12, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. 53124-00-014 and 53124-00-015) (Commissioner District No. 2)

Mr. Dickson gave a brief overview and went over the review criteria for an approval of location. He then introduced the applicants' representative, **Mr. Dan Kupferer, Falcon Fire Protection District**, to go over their presentation.

IN FAVOR: NONE

IN OPPOSITION: NONE

DISCUSSION: NONE

PC ACTION: TROWBRIDGE MOTIONED/LUCIA-TREESE SECONDED TO APPROVE REGULAR ITEM 5, U-20-001, FOR AN APPROVAL OF LOCATION FOR FALCON FIRE PROTECTION DISTRICT STATION, UTILIZING RESOLUTION PAGE 9, CITING 20-032, WITH FOUR (4) CONDITIONS AND ONE (1) NOTATION. THE MOTION WAS APPROVED (5-0).

- 6. El Paso County Master Plan – Informational Update – No Action Needed – Mr. Gebhart** updated the Planning Commission on the Master Plan process during his report items. No further information provided.

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site at www.elpasoco.com to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

MAP AMENDMENT (REZONING) – PLANNED UNIT DEVELOPMENT (PUD)
(RECOMMEND APPROVAL)

Commissioner Lucia-Treese moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP-20-001

Creekside at Lorson Ranch

WHEREAS, Lorson, LLC Nominee for Murray Fountain, LLC, did file an application with the El Paso County Planning and Community Development Department to amend the El Paso County Zoning Map to rezone property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference to the PUD (Planned Unit Development) zoning district; and

WHEREAS, a public hearing was held by this Commission on July 7, 2020; 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 was provided as required by law for the hearing before the Planning Commission of El Paso County.
3. The hearing before the Planning Commission was extensive and complete, all pertinent facts, matters, and issues were submitted and reviewed, and all interested persons were heard at that hearing.
4. That all exhibits were received into evidence; and
5. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.
6. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the El Paso County Land Development Code.

7. There has been a substantial change in the character of the area since the land was last zoned.
8. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
9. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.
10. The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site.
11. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.
12. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
13. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
14. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.
15. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design.
16. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.
17. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.
18. The owner has authorized the application.

19. The subdivision is in conformance with the subdivision design standards and any approved sketch plan.
20. Sufficiency: 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 Land Development Code.
21. 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 Land Development Code.
22. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
23. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
24. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
25. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
26. 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.
27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the application to amend the EL Paso County Zoning Map to rezone property to the PUD (Planned Unit Development) zoning district.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED that the Planning Commission recommends the following conditions, notations, and modifications be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. The 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 Parks and 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 threatened species.
6. Applicable park, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
8. Access to Creekside South at Lorson Ranch requires construction of Trappe Drive and the other roads within Lorson Ranch East Filing No. 4 south of Lorson Boulevard, which construction shall be completed or collateral provided for the incomplete portions, and the plat for Lorson Ranch East Filing No. 4 recorded prior to recording any final plat within Creekside South at Lorson Ranch.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.

2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

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.

Commissioner Bailey seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Brittain Jack	aye
Commissioner Risley	aye
Commissioner Creely	aye
Commissioner Moraes	aye
Commissioner Lucia-Treese	aye
Commissioner Greer	aye
Commissioner Trowbridge	aye
Commissioner Fuller	aye

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

DATED: July 7, 2020

Brian Risley, Chair

EXHIBIT A

A PARCEL OF LAND IN THE NORTH HALF (N1/2) OF SECTION 23, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE EAST-WEST CENTERLINE OF SAID SECTION 23 BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION WITH A FOUND NO. 6 REBAR, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23 MONUMENTED WITH AN ALUMINUM CAP STAMPED "PLS NO. 31161", BEARS N89°41'54"E A DISTANCE OF 5319.46 FEET, TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23;
THENCE N89°41'54"E ALONG THE CENTERLINE OF SAID SECTION 892.24 FEET TO THE SOUTHEAST CORNER OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. _____, IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" THE FOLLOWING TWENTY-TWO (22) COURSES;

- 1) THENCE N36°43'29"E A DISTANCE OF 311.41 FEET;
- 2) THENCE N28°55'26"E A DISTANCE OF 265.02 FEET;
- 3) THENCE S77°01'58"E A DISTANCE OF 350.83 FEET;
- 4) THENCE N83°30'09"E A DISTANCE OF 446.06 FEET;
- 5) THENCE N16°26'24"E A DISTANCE OF 116.82 FEET TO A POINT OF CURVE;
- 6) THENCE 281.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'26", THE CHORD OF 261.74 FEET BEARS N53°56'07"E TO A POINT OF TANGENT
- 7) THENCE S88°34'10"E A DISTANCE OF 160.16 FEET;
- 8) THENCE S44°43'03"E A DISTANCE OF 230.04 FEET;
- 9) THENCE S65°32'01"E A DISTANCE OF 188.46 FEET;
- 10) THENCE N85°20'33"E A DISTANCE OF 169.20 FEET;
- 11) THENCE N17°08'25"E A DISTANCE OF 123.42 FEET;
- 12) THENCE N60°55'25"E A DISTANCE OF 219.41 FEET;
- 13) THENCE N77°50'20"E A DISTANCE OF 405.01 FEET;
- 14) THENCE S82°16'06"E A DISTANCE OF 188.62 FEET;
- 15) THENCE N76°28'55"E A DISTANCE OF 247.86 FEET;
- 16) THENCE N31°05'09"E A DISTANCE OF 90.00 FEET;
- 17) THENCE N58°54'51"W A DISTANCE OF 4.71 FEET;
- 18) THENCE N31°55'05"E A DISTANCE OF 182.34 FEET;
- 19) THENCE N11°17'09"E A DISTANCE OF 285.14 FEET;
- 20) THENCE N00°29'43"E A DISTANCE OF 173.06 FEET;
- 21) THENCE N11°46'57"E A DISTANCE OF 127.69 FEET;

22) THENCE N21°18'01"E A DISTANCE OF 20.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LORSON BOULEVARD AS SHOWN IN THE PLAT OF " LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714288 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:
1) THENCE S86°49'28"E A DISTANCE OF 128.25 FEET;
2) THENCE N89°35'58"EA DISTANCE OF 125.90 FEET;
3) THENCE S47°05'26"E A DISTANCE OF 38.26 FEET;
4) THENCE S00°24'02"E A DISTANCE OF 38.12 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED UNDER RECEPTION NO. 217154370 IN THE EL PASO COUNTY RECORDS;
THENCE ALONG THE WEST LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES;
1) THENCE S00°24'02"E A DISTANCE OF 429.71 FEET TO A POINT OF CURVE;
2) THENCE 538.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 51°48'35", THE CHORD OF 519.88 FEET BEARS S26°18'20"E TO A POINT OF TANGENT;
3) THENCE S52°12'37"E A DISTANCE OF 365.17 FEET TO A POINT ON A TANGENT CURVE;
4) THENCE 160.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 11°45'39", THE CHORD OF 159.83 FEET BEARS S58°05'27"E TO THE WEST LINE OF THAT EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 OF THE EL PASO COUNTY RECORDS;
THENCE S38°22'41"W ALONG SAID EASEMENT LINE 250.28 FEET;
THENCE S00°19'53"E ALONG SAID EASEMENT LINE 168.88 FEET TO THE EAST-WEST CENTERLINE OF SECTION 23;
THENCE S89°41'54"W ALONG SAID CENTERLINE 4073.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,799,021 Sq. Ft. (64.257 ACRES MORE OR LESS).

RESOLUTION NO. 20-

EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF
COLORADO

APPROVAL OF THE CREEKSIDE SOUTH AT LORSON RANCH MAP
AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN
(PUDSP-20-001)

WHEREAS Lorson, LLC Nominee for Murray Fountain, LLC, did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from an overall zoning and conceptual PUD (Planned Unit Development) zoning district to a site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on July 7, 2020, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application and supporting PUD Development Plan; and

WHEREAS, a public hearing was held by this Board on July 28, 2020; 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 Board of County Commissioners.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.

4. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.
5. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Land Development Code.
6. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
7. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.
8. The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site.
9. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.
10. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
11. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
12. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.
13. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design.

14. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.
15. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.
16. The owner has authorized the application.
17. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
18. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
19. Sufficiency: 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 Land Development Code.
20. 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 Land Development Code.
21. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
22. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
23. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
24. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
25. 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.

26. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from an overall zoning and conceptual PUD (Planned Unit Development) zoning district to a site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that the Board of County Commissioners hereby approves the PUD Development Plan as a preliminary plan.

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

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.

5. The 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 Parks and 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 threatened species.
6. Applicable park, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
8. Access to Creekside South at Lorson Ranch requires construction of Trappe Drive and the other roads within Lorson Ranch East Filing No. 4 south of Lorson Boulevard, which construction shall be completed or collateral provided for the incomplete portions, and the plat for Lorson Ranch East Filing No. 4 recorded prior to recording any final plat within Creekside South at Lorson Ranch.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 28th day of July, 2020, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

A PARCEL OF LAND IN THE NORTH HALF (N1/2) OF SECTION 23, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE EAST-WEST CENTERLINE OF SAID SECTION 23 BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION WITH A FOUND NO. 6 REBAR, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23 MONUMENTED WITH AN ALUMINUM CAP STAMPED "PLS NO. 31161", BEARS N89°41'54"E A DISTANCE OF 5319.46 FEET, TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE N89°41'54"E ALONG THE CENTERLINE OF SAID SECTION 892.24 FEET TO THE SOUTHEAST CORNER OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO.

_____, IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" THE FOLLOWING TWENTY-TWO (22) COURSES;

- 1) THENCE N36°43'29"E A DISTANCE OF 311.41 FEET;
- 2) THENCE N28°55'26"E A DISTANCE OF 265.02 FEET;
- 3) THENCE S77°01'58"E A DISTANCE OF 350.83 FEET;
- 4) THENCE N83°30'09"E A DISTANCE OF 446.06 FEET;
- 5) THENCE N16°26'24"E A DISTANCE OF 116.82 FEET TO A POINT OF CURVE;
- 6) THENCE 281.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'26", THE CHORD OF 261.74 FEET BEARS N53°56'07"E TO A POINT OF TANGENT
- 7) THENCE S88°34'10"E A DISTANCE OF 160.16 FEET;
- 8) THENCE S44°43'03"E A DISTANCE OF 230.04 FEET;
- 9) THENCE S65°32'01"E A DISTANCE OF 188.46 FEET;
- 10) THENCE N85°20'33"E A DISTANCE OF 169.20 FEET;
- 11) THENCE N17°08'25"E A DISTANCE OF 123.42 FEET;
- 12) THENCE N60°55'25"E A DISTANCE OF 219.41 FEET;
- 13) THENCE N77°50'20"E A DISTANCE OF 405.01 FEET;
- 14) THENCE S82°16'06"E A DISTANCE OF 188.62 FEET;
- 15) THENCE N76°28'55"E A DISTANCE OF 247.86 FEET;
- 16) THENCE N31°05'09"E A DISTANCE OF 90.00 FEET;

17) THENCE N58°54'51"W A DISTANCE OF 4.71 FEET;
18) THENCE N31°55'05"E A DISTANCE OF 182.34 FEET;
19) THENCE N11°17'09"E A DISTANCE OF 285.14 FEET;
20) THENCE N00°29'43"E A DISTANCE OF 173.06 FEET;
21) THENCE N11°46'57"E A DISTANCE OF 127.69 FEET;
22) THENCE N21°18'01"E A DISTANCE OF 20.20 FEET TO THE
SOUTHERLY RIGHT-OF-WAY LINE OF LORSON BOULEVARD AS
SHOWN IN THE PLAT OF " LORSON RANCH EAST FILING NO. 1" AS
RECORDED UNDER RECEPTION NO. 219714288 IN THE RECORDS OF
EL PASO COUNTY, COLORADO;

THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

1) THENCE S86°49'28"E A DISTANCE OF 128.25 FEET;
2) THENCE N89°35'58"EA DISTANCE OF 125.90 FEET;
3) THENCE S47°05'26"E A DISTANCE OF 38.26 FEET;
4) THENCE S00°24'02"E A DISTANCE OF 38.12 FEET TO A POINT ON THE
WEST LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED
UNDER RECEPTION NO. 217154370 IN THE EL PASO COUNTY
RECORDS;

THENCE ALONG THE WEST LINES OF SAID PARCEL THE FOLLOWING
FOUR (4) COURSES;

1) THENCE S00°24'02"E A DISTANCE OF 429.71 FEET TO A POINT OF
CURVE;
2) THENCE 538.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT,
SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE
OF 51°48'35", THE CHORD OF 519.88 FEET BEARS S26°18'20"E TO A
POINT OF TANGENT;
3) THENCE S52°12'37"E A DISTANCE OF 365.17 FEET TO A POINT ON A
TANGENT CURVE;
4) THENCE 160.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT,
SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE
OF 11°45'39", THE CHORD OF 159.83 FEET BEARS S58°05'27"E TO
THE WEST LINE OF THAT EASEMENT DESCRIBED IN BOOK 2665 AT
PAGE 715 OF THE EL PASO COUNTY RECORDS;

THENCE S38°22'41"W ALONG SAID EASEMENT LINE 250.28 FEET;
THENCE S00°19'53"E ALONG SAID EASEMENT LINE 168.88 FEET TO THE
EAST-WEST CENTERLINE OF SECTION 23;
THENCE S89°41'54"W ALONG SAID CENTERLINE 4073.30 FEET TO THE
POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,799,021 Sq. Ft.
(64.257 ACRES MORE OR LESS)