

**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-19-005**  
**Carriage Meadows South II at Lorson Ranch**

WHEREAS, Lorson, LLC, Nominee for Heidi, 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 and approval of a preliminary plan for the Carriage Meadows South II at Lorson Ranch subdivision 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 March 3, 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. 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 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 and 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. 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, school, drainage, bridge, and traffic fees shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall mitigate the constraints identified in RMG Engineering's geology, soils, and hazards report dated December 12, 2019 prior to the issuance of lot specific building permits. RMG Engineering's recommendations include additional geotechnical investigation, testing and analysis for design of individual foundations, floor systems, and subsurface drainage to be completed prior to the issuance of lot specific building permits.
8. The developer shall collateralize and complete the sidewalk/trail connections as shown on the Carriage Meadows South Filing No. 2 PUD/Preliminary Plan with the final plat(s).
9. The developer shall collateralize and complete the sidewalk/trail connections shown as "existing" on the Carriage Meadows South PUD/Preliminary Plan (east of the Fontaine bridge) if not previously completed at the time of plat recording(s).
10. The developer shall participate in a fair and equitable manner in the design and future construction of intersection improvements at the intersections of Lorson Boulevard /



Marksheffel Road and Fontaine Boulevard / Carriage Meadows Drive, which shall be constructed by the developer at the time warrants are met.

- a. The fair share attributed to Carriage Meadows South Filing No. 2 shall be deposited as escrow in the amounts of \$10,453 and \$10,909 respectively for the intersections identified above, as identified in the Traffic Impact Analysis dated January 13, 2020, showing the proportionate impacts of the Lorson Ranch subdivision filings that are anticipated to add traffic to these intersections to a level warranting signalization or other improvements. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited prior to recording the final plat.
- b. A decision regarding the County's preferred intersection option (signal, roundabout or channelized tee) for the Lorson Boulevard / Marksheffel Road intersection will be provided upon receipt of future warrant studies.
- c. Within one year of final plat recording or upon buildout of Carriage Meadows South Filing No. 2, whichever occurs first, Developer shall provide signal warrant analyses for the Fontaine Blvd./Carriage Meadows Drive and Lorson Blvd./Marksheffel Road intersections to EPC PCD and EPC Department of Public Works (DPW) for review. If signal warrants are met for one or both intersections, developer shall submit construction plans for the intersection(s) needing improvements to PCD for review prior to approval of any additional development within Lorson Ranch that will add traffic to the corresponding intersection(s). If signal warrants are not met within one year of final plat recording or upon buildout of Carriage Meadows South Filing No. 2, whichever occurs first, for either intersection, warrant analyses shall be updated every six months or as otherwise directed in writing by the County Engineer. The improvements to either intersection for which warrants have been met shall be fully collateralized within one month of receiving written direction from the County Engineer. The intersection improvements are not currently reimbursable under the requirements of the Road Fee program (see No. 3 on page 19 of the implementation document).

11. Developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with PCD staff.

#### **NOTATIONS**

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Executive Director.



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. PUD 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.

## **MODIFICATIONS**

### **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 requesting approval of the following modification(s) of the LDC:

1. The applicant is requesting a PUD modification to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are not proposed to be built to public road standards.

Section 8.4.4.C, *Public Roads Required*, of the Code states:

"Divisions of land, lots and tracts shall be served by public roads."



2. Section and 8.4.4.E.3, *Private Road Allowances*, of the Code states:

“Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may include design standards for the following:

- Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
- Design speed where it is unlikely the road will be needed for use by the general public;
- Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
- Maximum and minimum block lengths; and
- Maximum grade.

3. The applicant is requesting a PUD modification to Sections 8.4.6.1.g. and 8.4.6.2.d.i of the Code to allow for blanket utility easements because of the small lot size (no greater than 1,750 square feet).

Section 8.4.6.1.g, *Blanket Utility Easement Prohibited*, of the Code states:

“Blanket utility easements shall be prohibited.”

4. Section 8.4.6.2.i, *Standard Easement Widths and Location*, of the Code states:

“Unless otherwise required by the utility provider, the standard utility easements for urban lots shall be provided as follows:

- Side Lot Lines: 5-feet;
- Rear Lot Lines: 7-feet.”

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicant has obtained written endorsement from the Security Fire Protection District regarding the private roadways.

Modifications from the Engineering Criteria Manual (2019) (ECM) which do not qualify as a PUD modification as identified in Section 4.2.6.F.2 of the Land Development Code are required to be requested as deviations of the ECM. The applicant is requesting the following deviations(s) from the ECM:

1. The applicant requests a deviation from Section 2.2.5.E of the ECM to allow for shortened intersection spacing of private roads along the proposed public road, Rubicon Drive. The proposed spacing of Paluxy Heights (private) between Firesteel Drive (public) and Ambling Heights (private) is approximately 75 feet from centerline to centerline.



- Section 2.2.5.E of the ECM states:  
"Roads shall not intersect Urban Local roadways closer than 175 feet from each other (centerline to centerline) ..."

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.

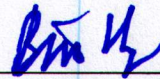
Commissioner Bailey seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Risley	aye
Commissioner Bailey	aye
Commissioner Lucia-Treese	aye
Commissioner Brittain Jack	aye
Commissioner Fuller	aye
Commissioner Trowbridge	aye

The Resolution was adopted by a vote of 6 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: March 3, 2020



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Brian Risley, Chair



**EXHIBIT A**

**LEGAL DESCRIPTION – CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2:**

TR: O CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO 1