

Carriage Meadows South at Lorson Ranch Filing 2

PUD Development Plan, Preliminary Plan, Early Grading & Wet Utilities

Vicinity Map:



Prepared By:



702 N. Tejon Street
Colorado Springs, CO
P: (719) 578.8777
W: www.ttplan.net

Developer:

Lorson LLC Nominee for Heidi LLC
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Thomas & Thomas Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, Co 80903
(719) 578-8777

Civil Engineers:

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

LSC Transportation Consultants

101 North Tejon St. STE. 200
Colorado Springs, CO. 80903
(719) 633-2868

Site Location, Size, Zoning:

The Carriage Meadows South at Lorson Ranch Filing 2 site is located within the Lorson Ranch planned community development southeast of the intersection of Fontaine Blvd. and Carriage Meadows Drive. Carriage Meadows South Filing 2 is a continuation of the Carriage Meadows South development recently constructed. The site is 5.322 acres and was identified as Tract O on the Carriage Meadows South Filing 1 final plat. With a combined PUD Development Plan/ Preliminary Plan submittal, the proposed Carriage Meadows South Filing 2 proposes 50 single-family attached dwelling units. The site is currently zoned RMH (Residential Medium/ High) permitting 10-13 DU/ Acre as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016. The permitted densities in this area are not affected by the concurrent Sketch Plan Amendment of properties east of the Jimmy Camp Creek East Tributary. The parcel is currently vacant except for existing utility improvements installed along the southern boundary with the first phase of the Carriage Meadows South development. There is also an existing FMIC drainage ditch and easement located outside the eastern boundary for this project that shall remain. The Jimmy Camp Creek main channel has already been constructed is not affected by this proposed project.

is

PUD with a specific density of RMH

Jeff Mark stated this has been withdrawn?

Request & Justification:

The purpose of this application is to request approval a combined PUD Development Plan/ Preliminary Plan, Early Grading request and a request to permit construction of wet

I suggest identifying what you are requesting first and then providing the justification based n the approval criteria and master plan so it

You are requesting water sufficiency-yes?

You re requesting a PUD modification of XXXX

earthwork and installation of water, wastewater and dry utilities.

site specific lot, roads, open space, and drainage not general layout

utilities for the Carriage Meadows South at Lorson Ranch Filing 2 project. The PUD Development and Preliminary Plan (Plan) shows the general concept for the design of the 50 single-family attached units well as identify the development standards for the proposed development. The Plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. The early grading request will allow initial site construction and development preparation to occur concurrent with the Final Plat review process. The request to review and approve the installation of wet utilities would allow installation and scheduling to occur within the prime construction months in conjunction with grading operations. The early construction also allows these lots to respond to market demand and possibly be available for conveyance in 2019. The proposed application includes 50 new single-family attached units for a density of 9.43 DU/ Acre. The Plan includes a PUD Modification request for the proposed private roadways which are discussed in more detail below.

The site is bordered by the FMIC ditch and easement to the east; Fontaine Blvd. to the north; Carriage Meadows Drive and vacant commercially zoned parcels to the west; and to the south existing single family detached residential units constructed as part of Carriage Meadows South Filing 1.

The community is designed to provide for functioning automobile and pedestrian circulation. Pedestrian walkways have been provided throughout the development with connections to existing pedestrian walkways to the south and along Fontaine Blvd.

The project will be completed in one phase with construction occurring over a period of one to three years. Roadways, utilities, drainage, etc. will be constructed as necessary to facilitate development construction and sequencing.

The Carriage Meadows South at Lorson Ranch Filing 2 project will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous agreements remaining in effect.

El Paso County PUD Section 4.2.6(D) Approval Criteria, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the Plan is to provide the information necessary to rezone the property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The Plan will also serve as the preliminary plan/plat document for the purposes of compliance with the subdivision requirements of the County. The development plan sets forth the final plans for development of the PUD district including detailed use, dimensional, and development standards, building and parking locations, service connections, landscaping and other important site improvements. The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as framework for land use applications and development in the County. The County Wide Policy plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County

Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy plan provides general direction in terms of density, buffers, transitions, infrastructure, where no small area plan exists.

The proposed Carriage Meadows South Filing 2 project advances the stated purposes set forth in this section and is in general conformation with the El Paso County Master Plan, the approved Lorson Ranch Sketch Plan as amended and the approved Lorson Ranch Conceptual and Zoning Plan. The application 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 by meeting the submittal guidelines as illustrating in the zoning code, application packet and procedurals manual. There has been substantial change in character of the area since the land was last rezoned as several communities of single family residential have been approved and constructed. This includes Lorson Ranch itself and several other projects within the general vicinity of this project, including the Cottonwood Grove development to the immediate west of Lorson Ranch.

The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties. The proposed development re-introduces the single-family attached product type that was successful as part of the Buffalo Crossing development located off Old Glory Dr. to the northeast of this site. The new development will be in and continue the harmony of the existing surrounding character of the area and natural environment. The existing residential lots to the south will be buffered by required landscape treatments such as vegetation and screen fencing as depicted on the supporting landscape plan.

The Carriage Meadows South Filing 2 project will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This design approach also supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County;* and *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.*

The proposed application provides adequate consideration for any potentially detrimental use and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. The site design includes a 15-foot landscape buffer with vegetation and fencing on the south boundary of the site. The proposed design utilizes the main tributary of Jimmy Camp Creek and the FMIC ditch easement as natural buffers on the west. There are no requirements for buffering to the north across Fontaine Blvd. or to the west across Carriage Meadows Dr. The plan proposes a 25' landscape setback along Fontaine Blvd. and 10' along Carriage Meadows Dr. to include required roadway landscaping material. There are no landscape related PUD Modifications being requested as this time.

← identify each PUD approval criteria and than state how each criteria is met. Provide the criteria for the PUD Modifications that the BOCC shall find.

There are no areas of significant historical, cultural or recreational features found on site; however, the preservation of the natural Jimmy Camp Creek main tributary and FMIC Ditch easement has already been taken into consideration with previous submittals and construction. There is an existing regional trail corridor along the eastern banks of Jimmy Camp Creek with new pedestrian connections included to help complete gaps in the walkway system.

The proposed attached single-family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and adequately sized to meet the demands of this phase. A sufficient water supply has been acquired and can be provide the water necessary for the proposed 50 new units and associated irrigation needs. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information. There are no geological hazards or potential soil or grading hazards that will require special precautions, restrict, or prohibit development of the site.

By providing open space areas and extending existing utility services already approved and in place, the Carriage Meadows South project continues to support both *Policy 6.1.5: Support the development of well-planned mixed-use projects;* and *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.*

Master Plan for Mineral Extraction:

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Schools:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170. Per terms of the agreement, Lorson Ranch has satisfied all school fee and land dedication in-lieu requirements for and to the School District.

Total Number of Residential Units, Density, and Lot Sizes: 50 Single-Family Attached Residential Units with a Gross Density of 9.4 DU/ Acre. The parcel is zoned RMH which permits a maximum density range of 10-13 DU/ Acre. The proposed application consistent with these density and zoning allowances.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this application.

PUD Modification:

The Plan proposes a PUD Modification of Section 8.4.4.A, B, C, D of the EPC Land Development Code to permit Private Roadways within this development as allowed in *Section 8.4.4.E Private Road Allowances*. The use of the private roads requires a waiver and will be constructed and maintained to ECM standards, as modified by the Plan approval. The purpose of the request for private streets is to facilitate the subdivision design typical of these types of developments using single family attached and townhome type units. The private drives allow the road cross sections and rights of way to be narrower maximizing usable space and creating rear loaded alley type access drives. The proposed units have the garage at the rear of the house with the main entry at the opposite, front side of the house. Every unit will front to common green space. The design and layout of the private streets provides a more livable environment by minimizing paving and hardscape throughout the site; includes suitable provisions for pedestrian access and ADA routes; common open and green space in front of each unit and landscaping throughout the proposed development.

Types of Proposed Recreational Facilities:

There are no proposed recreational facilities within Carriage Meadows South at Lorson Ranch Filing 2 at this time. Trail corridors and pedestrian connections have been approved and are being constructed as part of the previously approved overall Carriage Meadows South PUD/ SP. Pedestrian connections are being provided as part of this project to existing sidewalks and trail corridors.

Phasing Plan and Schedule of Development:

The Carriage Meadows South at Lorson Ranch Filing 2 will be developed in one phase with the predevelopment site grading and utility installation for the entire development will also occur in a single phase.

Areas of Required Landscaping:

The proposed PUD/Preliminary Plan includes landscape design requirements for the streetscape along Fontaine Blvd.; streetscape plantings along Carriage Meadows Dr.; buffer requirements along the southern boundary adjacent to the existing detached single-family units; and internal landscape requirements per the land development code. The landscape design includes a mix of deciduous and evergreen trees, varying ground plane treatments, and numerous planting beds. All required landscaping will be maintained by the Lorson Ranch Metropolitan District. There are no landscape waivers or PUD Modifications being requested at this time.

Are you not providing internal openspace trail connections to the existing trails? why not?

Identify the conditions the fire dept is making after you obtain the letter from the District supporting the specific deviations..

Carriage Meadows South Filing 2, requires the construction of (adjacent) Carriage Meadow Drive from Fontaine Blvd. to Mandan Dr. including a left turn lane into the site. Additionally it requires the Escrow of \$12,651 dollars for the future Carriage Meadows drive/Fontaine Blvd. Signal and \$ 11,498 for the future Lorson/Marksheffel signal.

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

The Carriage Meadows South at Lorson Ranch Filing 2 project is proposing 2.33 acres of open space. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the 5.322-acre project or 0.53 acres. This open space area is in addition to the overall 34.48 acres of open space provided with the original Carriage Meadows South PUD/ SP. The total open space provided is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

open space is intended to be recreational? Maybe combine the sections so its more organized?

Traffic Engineering:

Carriage Meadows South at Lorson Ranch Filing 2 can be accessed from two main locations, existing Carriage Meadows Drive and Rubicon Drive. A new curb cut will be required along Carriage Meadows Drive which will line up with a future access point into the proposed future commercial area west of the site. The existing Rubicon Dr. was originally designed and constructed to be extended north into this parcel. All internal streets within Filing 2 will be private drives. There shall be no direct access to either Carriage Meadows Dr. or Fontaine Blvd. from within the development. Per the completed noise impact analysis, dated January 15, 2019 performed by LSC Transportation Consultants, INC, the results of the noise prediction show that in the year 2040 all locations have predicted noise levels that would exceed 67 decibels Leq. With the inclusion of a six-foot-high noise barrier where illustrated on the drawings, all noise receiver locations are predicted to be below the threshold. The barrier should be made of a rigid material with a density of at least four pounds per square foot and should have no gaps. These minimum requirements will be met utilizing pre-cast concrete panel fencing. A detail of this proposed fence type is included on the PUD drawings.

all location of the entire 50 unit development?

Proposed Services:

The Carriage Meadows South at Lorson Ranch Filing 2 will be a part of the Lorson Ranch Metropolitan District #1 which shall own and maintain common areas such as setbacks, trails, common areas, open space, signage, detention facilities, etc. This development will be served by the additional entities as outlined below:

- 1. Water: Widefield Water and Sanitation District
- 2. Wastewater: Widefield Water and Sanitation District
- 3. Gas: Black Hills Energy
- 4. Electric: Mountain View Electric
- 5. Fire: Security Fire Protection District
- 6. School: Widefield District #3
- 7. Library: Pikes Peak Library District
- 8. Roads: El Paso County Road and Bridge
- 9. Police Protection: El Paso County Sheriff's Department

Impacts associated with the PUD Development Plan & Preliminary Plan:

private roads will be owned and maintained BY X

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0975F' effective date March 17, 1997 which was revised per LOMR Case No. 06-08-B643P effective date of revision August 29, 2007.

Update statement to the current December, 7 2019 FIRM information.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas. The site is impacted by noise generating from the intersection of Fontaine Boulevard and Carriage Meadows Drive. A noise impact study prepared by LSC Transportation Consultants, Inc, which includes recommendations for the placement of 6 foot high noise barriers to mitigate noise impacts to acceptable levels.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the areas most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals
- And Many Others

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area. However, the existing Jimmy Camp Creek may create an environment that will enhance and continue as a natural wildlife habitat corridor.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Lorson Ranch with sweeping view in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There is no impact on the adjoining neighbors as this use is a continuation of existing dwelling units to the south and east.

Markup Summary

dsdparsons (16)



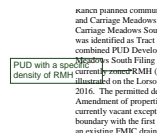
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/4/2019 4:49:09 PM
Color: ■

is



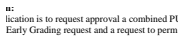
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/4/2019 4:50:02 PM
Color: ■

Jeff Mark stated this has been withdrawn?



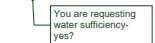
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/4/2019 4:50:40 PM
Color: ■

PUD with a specific density of RMH



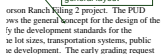
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/4/2019 4:53:33 PM
Color: ■

You are requesting water sufficiency- yes?



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/4/2019 4:54:20 PM
Color: ■

You re requesting a PUD modification of XXXX



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 6/4/2019 4:54:26 PM
Color: ■

site specific lot, roads, open space, and drainage not general layout



Subject: Highlight
Page Label: 3
Author: dsdparsons
Date: 6/4/2019 4:54:34 PM
Color: ■

The PUD Development and Preliminary Plan (Plan) shows the general concept for the design of the 50 single-family attached units well as identify the development standards for the proposed development. The Plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development.



Subject: Highlight
Page Label: 3
Author: dsdparsons
Date: 6/4/2019 4:54:39 PM
Color: ■

earthwork and installation of water, wastewater and dry utilities.

Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 6/4/2019 4:55:26 PM
Color: ■

earthwork and installation of water, wastewater and dry utilities.

I suggest identifying what you are requesting first and then providing the justification based on the approval criteria and master plan so it reads clearly.

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/4/2019 4:56:58 PM
Color: ■

I suggest identifying what you are requesting first and then providing the justification based on the approval criteria and master plan so it reads clearly.

identify each PUD approval criteria and then state how each criteria is met. Provide the criteria for the PUD Modifications that the BOCC shall find.

Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 6/4/2019 4:59:30 PM
Color: ■

identify each PUD approval criteria and then state how each criteria is met. Provide the criteria for the PUD Modifications that the BOCC shall find.

Identify the conditions the fire dept is making after you obtain the letter from the District supporting the specific deviations..

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 6/4/2019 5:02:35 PM
Color: ■

Identify the conditions the fire dept is making after you obtain the letter from the District supporting the specific deviations..

Are you not providing internal openspace trail connections to the existing trails? why not?

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 6/4/2019 5:04:48 PM
Color: ■

Are you not providing internal openspace trail connections to the existing trails? why not?

open space is intended to be recreational? Maybe combine the sections so its more organized?

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 6/4/2019 5:27:35 PM
Color: ■

open space is intended to be recreational? Maybe combine the sections so its more organized?

all location of the entire 50 unit development?

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 6/4/2019 5:28:09 PM
Color: ■

all location of the entire 50 unit development?

private roads will be owned and maintained BY X

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 6/4/2019 5:28:46 PM
Color: ■

private roads will be owned and maintained BY X

Steve Kuehster (3)


A floodplain as determined 0975F effective date 8-30-19. Update statement to the current December, 7 2019. FIRM information. ter courses found on site, as sion criteria have been met any air pollution emanate

Subject: text box
Page Label: 8
Author: Steve Kuehster
Date: 6/10/2019 11:26:32 AM
Color: ■

Update statement to the current December, 7 2019 FIRM information.


Approximate Acres and Percentages for the Carriage Meadows South Filing 2. The Carriage Meadows South Filing 2 is 10% of the 5,322-acre overall 24.48-acre Carriage Meadows South Filing 2. The total Carriage Meadows South Filing 2 is 5,322 acres. The Carriage Meadows South Filing 2 is 10% of the overall 5,322-acre Carriage Meadows South Filing 2. The Carriage Meadows South Filing 2 is 10% of the overall 5,322-acre Carriage Meadows South Filing 2. The Carriage Meadows South Filing 2 is 10% of the overall 5,322-acre Carriage Meadows South Filing 2.

Traffic Engineering
Carriage Meadows South at

Subject: Arrow
Page Label: 7
Author: Steve Kuehster
Date: 6/10/2019 11:34:55 AM
Color: 

Approximate Acres and Percentages for the Carriage Meadows South Filing 2. The Carriage Meadows South Filing 2 is 10% of the 5,322-acre overall 24.48-acre Carriage Meadows South Filing 2. The total Carriage Meadows South Filing 2 is 5,322 acres. The Carriage Meadows South Filing 2 is 10% of the overall 5,322-acre Carriage Meadows South Filing 2. The Carriage Meadows South Filing 2 is 10% of the overall 5,322-acre Carriage Meadows South Filing 2. The Carriage Meadows South Filing 2 is 10% of the overall 5,322-acre Carriage Meadows South Filing 2.

Traffic Engineering
Carriage Meadows South at

Subject: text box
Page Label: 7
Author: Steve Kuehster
Date: 6/10/2019 11:46:49 AM
Color: 

Carriage Meadows South Filing 2, requires the construction of (adjacent) Carriage Meadow Drive from Fontaine Blvd. to Mandan Dr. including a left turn lane into the site. Additionally it requires the Escrow of \$12,651 dollars for the future Carriage Meadows drive/Fontaine Blvd. Signal and \$ 11,498 for the future Lorson/Marksheffel signal.