


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

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

RE: Project File #: PUDSP-19-005
Project Name: Carriage Meadows South Filing No. 2 at Lorson Ranch
Parcel Nos.: 55221-05-006

OWNER:	REPRESENTATIVE:
Lorson, LLC, Nominee for Heidi, LLC Jeff Mark 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:	3/3/2020
Board of County Commissioners Hearing Date	3/24/2020

EXECUTIVE SUMMARY

A request by Lorson, LLC, Nominee for Heidi, LLC, for approval of a map amendment (rezoning) of 5.4 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) pursuant to a site specific PUD development plan to allow for the development of 49 attached single-family residential lots, rights-of-way, drainage, open space, and utility tracts. The request also includes approval of the PUD development plan as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. 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). The applicant is also requesting approval to perform pre-development site grading. The parcel is located north of Lorson Boulevard, south of Fontaine Boulevard, East of Marksheffel Road, and is within Sections 22 and 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 PUD (Planned Unit Development) to PUD (Planned Unit Development) to develop 49 residential lots within a 5.4 acre development area. The applicant is requesting the PUD development plan be approved as a preliminary plan in accordance with Section 4.2.6.E, a PUD Development Plan May be Approved as a Preliminary Plan, of the El Paso County Land Development Code (2019). The applicant is also requesting approval to perform pre-development site grading. In addition, a finding of water sufficiency for water quality, dependability and quantity is being requested.

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.”
- 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.
2. The applicant is requesting a PUD modification to Section 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.”
 - 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.”

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/Preliminary Plan, adequate lot accessibility can be provided via the proposed private roadway. The applicant has depicted a sidewalk design and layout that accommodates pedestrians throughout the proposed PUD/preliminary plan and allows for connections to the adjacent existing sidewalks and trail corridor.

The development proposes alley-loaded attached single-family lots which are less than 1,800 square feet. Side-yard utility easements are not practical with attached single-family development because structures are not allowed to be erected with the easements. Many of the homes the applicant proposes to construct will extend to the rear lot line which are proposed to abut private road (alley) tracts and rear loaded units.

As summarized in the applicant’s letter of intent, reducing the requirement of constructing private roads to public road standards to a lesser standard is proposed to provide for a

more livable environment and provision of more efficient pedestrian spaces. Allowing blanket utility easements is proposed to provide more flexibility for the utility providers to install the infrastructure. There has been no objection from any utility provider to the requested modification.

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 deviation(s) from the ECM:

3. 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) ...”

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicant has obtained written endorsement from Security Fire Protection District and the maintenance entity for the private roads is a Home Owners Association.

Authorization to Sign: 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:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following 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: PUD (Planned Unit Development)	Single-family Residential
East: PUD (Planned Unit Development)	Single-family Residential
West: PUD (Planned Unit Development)	Commercial/Vacant

E. BACKGROUND

The proposed Carriage Meadows Filing No. 2 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 as well as minor density

changes 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.

Carriage Meadows Filing No. 2 at Lorson Ranch PUD development plan is located in the western portion of the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-001), which established a density of 10 - 13 dwelling units per acre in the subject area. The proposed PUD rezoning includes the development of 49 attached single-family lots (1.68 acres), 0.42 acres of public rights-of-way, 0.95 acres of private right-of-way, and 2.38 acres of drainage, utilities, public improvements, associated easements, landscape, and open space tracts. Lorson Ranch Metropolitan District No. 1 is anticipated to own and maintain the tracts adjacent to the public right-of-way and Jimmy Camp Creek. A homeowners association is anticipated to own and maintain the balance of the tracts. The minimum lot size proposed within the PUD development plan is 1,288 square feet. The applicant is providing 1.02 acres of designated open space outside of the required landscape areas, totaling 18.8 percent of the plan area, which exceeds the minimum PUD development standard of ten (10) percent, which would be 0.54 acres.

If the Carriage Meadows Filing No. 2 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, 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 is 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.

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.

Goal 13.1- Encourage an adequate supply of housing types to meet the needs of County residents.

The Lorson Ranch Sketch plan depicts RMH (Residential Medium High, 10-13 dwelling units per acre) on the subject property and is predominately surrounded by lower density, 7-10 dwelling units per acre, except for the western boundary of the development where commercial land uses are anticipated. The development proposes an overall density of 9.8 dwelling units per acre, which is less than the maximum density allowed for this area in the approved sketch plan.

The attached single-family residential development depicted on the PUD development plan and preliminary plan is a compatible and practical extension of urban single-family residential development from the north, south, and east. According to the water and wastewater resources reports submitted in support of the plan, Widefield Water and Sanitation District has available water supply and wastewater treatment capacity to provide adequate water service to the development. The applicant has consulted with Security Fire Protection District to ensure the District could adequately serve the development via the proposed private roadways (alleys) if the PUD modification, as requested, is approved.

The proposed PUD and preliminary plan include multiple tracts that are anticipated to serve as open space areas for the subject property. The plans depict internal sidewalk connections and a connection to the 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 in order to promote conservation of open space and to promote the efficient development of the property by minimizing infrastructure costs.

4. Small Area Plan Analysis

The proposed Carriage Meadows South Filing No. 2 at Lorson Ranch PUD Development Plan and Preliminary Plan is not within the boundaries of a small area plan.

5. Other Master Plan Elements

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 parcel. 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 Major Transportation Corridors Plan (MTCP) (2016) identifies adjacent Fontaine Boulevard as a principal arterial; no additional right-of-way for Fontaine Boulevard is required with this development proposal.

The El Paso County Water Master Plan (2019) encourages water efficiency, identifies the future water supply demands, and identifies that water suppliers should diversify their supply portfolios with additional renewable water sources. The relevant goals and policies of the Plan includes the following:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

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.

It is anticipated that the proposed development will be served by the Widefield Water and Sanitation District. 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 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 Pleasant Valley Subdivision to the south of Lorson Ranch.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geology, soils, and hazards report was prepared and submitted with this request by RMG Engineering dated December 19, 2019. The report identifies constraints within the subject property to include moisture-sensitive (expansive and hydrocompactive) soils. The applicant proposes to mitigate the constraints identified in the report by following RMG Engineering's recommendations to 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 as identified in Recommended Condition of Approval No. 7.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. Colorado Parks and Wildlife (CPW) did not provide comments on the proposal. The U.S. Fish and Wildlife Service (USFWS) did provide a comment on July 14, 2016, regarding the adjacent development to the south which depicted this parcel as a future development tract. The USFWS noted the approved LOMR, Case Number 06-08-B643P, in the comment letter and stated the agency has no concerns.

3. Floodplain

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0957G, the property is located entirely outside of the 100-year regulatory floodplain. The FEMA 100-year floodplain of the Jimmy Camp Creek main channel is approximately 125 feet east of this property.

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).

Carriage Meadows South Filing No. 2 generally drains to the south to an existing storm drain system that eventually outfalls to the Jimmy Camp Creek main channel. Jimmy Camp Creek is approximately 150 feet east of this proposed subdivision. An existing full-spectrum detention and water quality capture volume (WQCV) detention

basin constructed with Carriage Meadows South Filing No. 1 serves this area of Lorson Ranch. The Preliminary & Final Drainage Report for Carriage Meadows South at Lorson Ranch Filing No. 2 concludes that stormwater runoff from this development “will not cause adverse impacts to adjacent properties or properties located downstream.”

Drainage and bridge fees for this subdivision were accounted for in the Carriage Meadows South Final Plat which platted this parcel as Tract O.

5. Transportation

The proposed Carriage Meadows South Filing No. 2 development is located at the southeast corner of the intersection of Fontaine Boulevard and Carriage Meadows Drive, east of Marksheffel Road and west of Jimmy Camp Creek. The development is proposed to take access from new roads connecting to Carriage Meadows Drive from the west and Rubicon Drive extended from the south. The roads within this development are proposed to be public and private local, paved roads. As outlined in the traffic impact study submitted with this project, the developer agrees to provide a fair share of the cost of future intersection improvements at the intersections of Marksheffel Road and Lorson Boulevard, and Fontaine Boulevard and Carriage Meadows Drive at the time of final plat recording. Conditions of approval address the timing of the future intersection improvements and escrow contribution requirements.

The development of Carriage Meadows South Filing No. 2 is anticipated to add approximately 370 linear feet of developer-dedicated public urban local roads, including Fire Steel Drive and the extension of Rubicon Drive, to the County road system, and 1,110 linear feet of private roads. The private roads, including Ambling Heights, Chagrin Heights, Paluxy Heights, and Rubicon Heights will be maintained by the Lorson Ranch Metropolitan District No. 1.

As noted in the Request/Modifications/Authorization Section of this report above, PUD modifications allowing for private roads have been requested. A deviation requesting reduced intersection spacing along Rubicon Drive has also been requested. Deviation from Section 2.2.5.E of the ECM, Roadway Access Criteria, Rural and Urban Local Roadways, is requested with the PUD-Preliminary Plan, including reduction in intersection spacing from 175 feet to approximately 75 feet for urban local residential roadways where the ECM requires that, “Roads shall not intersect urban local roadways closer than 175 feet from each other.” Otherwise, the proposed public roadways are anticipated to meet El Paso County criteria and to be in conformance with the MTCP.

Traffic generated from this development's proposed 49 multifamily dwelling units will be approximately 359 average daily trips (ADT). This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended.

H. SERVICES

1. Water

Sufficiency: Sufficient

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The County Attorney's Office has made a favorable recommendation for a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality. The applicant is requesting a finding by the Board of County Commissioners for water sufficiency, including quality, quantity, and dependability, with approval of this preliminary plan.

2. Sanitation

Widefield Water and Sanitation District provides wastewater service and has committed to serve the property. El Paso County Public Health has reviewed the wastewater report submitted with this application and has no concerns.

3. Emergency Services

The property is within the Security Fire Protection District. The District was sent a referral of the applications and provided recommendations which the applicant has incorporated into the PUD development plan and preliminary plan.

4. Utilities

Mountain View Electric Association will provide electrical service and Black Hills Energy will provide natural gas service to the development. Blanket public utility easements have been depicted on the PUD development plan and preliminary plan.

5. Metropolitan Districts

The property is within Lorson Ranch Metropolitan District No. 3, and is also anticipated to be included into District No. 1. The applicant has stated that District No. 1 will be responsible for maintaining the detention ponds, open space and landscaped areas along the platted public right-of-way, and the Homeowners Association will maintain the landscape and private internal roadways 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 or 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 subsequent final plat(s).

The applicants are proposing to provide pedestrian connections to the trail corridor along the main stem of the Jimmy Camp Creek, which will connect to the overall trail system within the Lorson Ranch development.

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 school is complete.

I. APPLICABLE RESOLUTIONS

Approval Pages 29 and 25

Denial Pages 30 and 26

J. STATUS OF MAJOR ISSUES

There are no concerns or issues regarding this proposed PUD development plan and preliminary plan.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and 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. 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.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 11 adjoining property owners on March 3, 2020, for the Planning Commission hearing. Any responses received will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Development Plan / Preliminary Plan

State Engineers Letter

County Attorney's Letter

Security Fire Protection District Letter

Mountain View Electric Association Letter

El Paso County Parcel Information

File Name: PUDSP-19-005

PARCEL	NAME
5522105006	LORSON LLC NOMINEE FOR

Zone Map No. --

ADDRESS	CITY	STATE
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	3476

Date: February 10, 2020



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 919 520-6600



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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
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

AS NOMINEE FOR:

Heidi, LLC
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903

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:

Carriage Meadows South at Lorson Ranch Filing 2 PUD is located at the southeast corner of Fontaine Blvd. and Carriage Meadows Drive. Carriage Meadows South Filing 2 is a continuation of the recently constructed Carriage Meadows South Filing 1 development. The 5.4-acre site was platted as Tract O of the Carriage Meadows South Filing 1 final plat.

The site is zoned PUD with a specific density identified as RMH (Residential Medium/High) which permits 10-13 DU/ Acre as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016.

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 project.

REQUEST & JUSTIFICATION:

The application for approval of the Carriage Meadows South Filing No. 2 PUD includes the following requests:

- Authorization to combine the preliminary plan map with the PUD development plan for BOCC consideration and approval;
- PC and BOCC findings of sufficiency water quality, quantity, and dependability;
- Authorization for administrative final plat approval subject to PC and BOCC 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 for the Carriage Meadows South Filing 2 project area;
- Approval of PUD Modification to Section 8.4.6.C.1.g Blanket Utility Easements Prohibited to authorize the use of common element tracts as secondary locations for utilities to extend outside of public and private roadway utility easement; and
- Approval of PUD Modifications to Sections 8.4.4.C Public Road Requirements and 8.4.4.E.3 Private Roads Meet County Standards to authorize the use of private roads that do not meet County Standards and are included in this submittal (See attached PUD Modification Request Letter).
- Approval of 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 Trail (private) between Firesteel Drive (public) and Tolt Trail (private) is approximately 75' from centerline to centerline of each road where 175 feet spacing is required. (See attached deviation request form/letter)

The PUD depicts the land use layout of forty-nine (49) attached townhome units, pedestrian and vehicular access and circulation, guest/visitor parking open space/park and recreation areas and amenities, stormwater facilities, easements and utilities, and landscape buffers and screening. The development plan includes the land use, bulk, dimensional, and density standards for permitted and allowed land uses within the planned development area.

The early grading request will allow initial grading activities and infrastructure improvements 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 2020.

The Carriage Meadows South Filing 2 project will be developed in accordance with 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.

Phasing Plan and Schedule of Development:

Carriage Meadows South Filing No. 2 will be developed in one phase with the overall pre-development site grading and installation of utilities for the entire development will also occur in a single phase.

PUD Development Plan includes:

- **Identification and Designation (Re-Definition) of Development Boundaries/Limits**

The PUD includes a realignment of Carriage Meadows Drive within a Ninety-foot (90')-foot ROW to provide a more consistent development edge for the development area. Carriage Meadows Drive is located within a Fifty-foot (50') and Eighty-foot (80') ROW that was platted and dedicated by the Carriage Meadows South Filing No. 1 Final Plat (PCD File No. SF-17-11).

The PUD proposes to realign the segment of Carriage Meadows Drive within a 90-foot (90') ROW from the proposed Firesteel Drive intersection northward to Fontaine Boulevard. The relocation of the ROW will result in a revised project area/boundary from 5.322 AC, as initially submitted, to 5.4 AC (236,952 SF). The affected segment of Carriage Meadows Drive will be platted within a Ninety-foot (90') ROW as depicted on the PUD development plan. Necessary ROW dedications will be provided by final plats for corresponding adjacent properties. The ROW vacation and replats will not require additional property from already developed parcels and/or completed subdivision filings.

The proposed realignment will also create more uniform roadway landscape buffers adjacent to Carriage Meadows Drive property boundary where the irregular geometry exists along property/ROW edges.

- **Identification of permitted land uses, densities, bulk and dimensional standards**

Land Use: The PUD authorizes single-family attached dwellings as the principal use and permitted structures. Forty-nine (49) townhome units are proposed with minimum lot size of 1,288 SF. Lot sizes range from 1,288 to 1,922 SF.

The PUD does not allow private accessory structures regardless of size or placement. Accessory uses such as day cares and home occupations are subject to the applicant's compliance with County permitting requirements. This prohibition does not include outdoor recreation amenities or furniture provided in open space/park areas.

Density: Initial submittal of the PUD included 56 townhome lots at a density of 10.52 DU/AC, which was within the sketch plan RMH (Residential Medium/High) target density. Revisions made to the Plan through the development review process have resulted in the addition of acreage due to planned Carriage Meadows Drive realignment and reduction of lot/unit counts from Fifty-six (56) Lots to Forty-nine (49).

The removal of 7 lots and increase in acreage results a reduction of density to 9.21 DU/AC. The decrease in density reflects the net loss of seven (7) townhome lots which occurred through the development review process. Revisions to the plan through the development review process has reduced the gross density from 10.52 to 9.21 DU/AC from the targeted range of 10-13 DU/AC. The current density of 9.21 DU/AC is less than the target densities of 10-13 DU/AC; however, the development as currently proposed is consistent with the intent of the target Sketch Plan densities for this area.

Setbacks:

- Typical front yard setbacks: minimum Zero-foot (0')
- Side yard: Two-foot (2") side yard for external units; zero-foot (0') internal townhome unit side yard setback (See PUD Lot Detail Sheet)
- Rear yard: Setback varies based on unit block type and location relative to adjacent private street (All rear yard setbacks as identified and labeled on PUD Development Plan)
 - Minimum: Zero-foot (0') rear yard setback
- Open Space Setbacks: All open space tracts shall be setback a minimum of ten-feet (10') from all structures within the PUD. To meet this requirement all lots have been buffered from open spaces with a 10' open space-structure buffer. (See tract table and PUD for details.)

Parking: Two (2) spaces have been provided for each unit in fulfillment of required parking for townhome units per Table 6-2. Minimum Parking Requirements by Use, which requires two (2) spaces per unit, plus one (1) guest space per four (4) units. Each townhome unit will have a two (2) car garage to meet individual unit parking requirements.

Driveways & Parking: Driveway's are defined by the LDC as:

Driveway — A facility for the passage of vehicles that provides access from a public or private road to no more than 3 lots.

All planned driveways within the PUD are for the purpose of facilitating vehicular passage from public and/or private roads to the respective lots, specifically, to the designated parking areas for each lot which is the 2-car garage. Some driveways are twenty-feet (20') in length, others as depicted and labelled, are less than twenty-feet (20") in length.

Parking is permitted on driveways which are Twenty-foot (20') in length and have been identified on the plan. Parking or any form of vehicle storage is not permitted on driveways less than Twenty-feet (20') in length, as restricted by the PUD and associated notes. Guest and/or visitor parking has been provided via designated visitor parking spaces in the amount of eighteen (18) spaces with five (5) additional required ADA accessible spaces.

- **Identification of proposed access locations**

Access is planned through northerly extension of Rubicon Drive (public ROW) from Carriage Meadows South Filing No. 1. The extension will be as a public road terminating at the planned intersection at Fire Steel Drive.

Additional access is planned from Carriage Meadows Drive through the proposed Fire Steel Drive as new public road extending easterly from Carriage Meadows Drive into the site and terminates at the planned intersection with the Rubicon Drive extension from the south. All access locations into the site from adjacent roadways will be via extensions of existing or planned public right-of-way into the site. Internal circulation will be provided via planned private roads designed to an alternate private road cross section for use with rear loaded townhome units. Private roads and necessary land use approvals or PUD modifications are discussed in the PUD modification section of this Letter of Intent.

- **Street, ROW, & Roadway:** Planned public & private road improvements, ROW dedications and adjustments include the following:

- Expansion of adjacent segment of Carriage Meadows Drive from Eighty-foot (80') ROW to Ninety-feet (90')
- Proposed cross section to include required travel lanes, turn lanes, accel/decel lanes, stormwater, and pedestrian facilities to include sidewalks & associated trail corridor connections
- ROW vacation/reconfiguration to be completed in association with and/or concurrently with final plat review and approval. ROW vacation will require approval by the BOCC
- Firesteel Drive (planned public): 50' urban low volume residential local
- Rubicon Drive (planned public): 50' urban low volume residential local (extended northward from southern plan boundary to intersection with Firesteel Drive; private street north of intersection)
- Private Streets:
 - Deviation for shortened intersection spacing of Paluxy Trail (private) between Firesteel Drive (public) and Tolt Trail (private) which is approximately 75' from centerline to centerline of each road where 175 feet spacing is required. 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)..."
 - PUD authorization for use of private roads included in request

- PUD Modifications for private road cross sections which do not meet County standards; therefore, a modification is required to propose a new cross section for use as a private road. (See PUD modification details for proposed private road cross section.)
 - Private roads include:
 - Tolt Trail
 - Chagrin Trail
 - Paluxy Trail
 - Northern ±452 feet of Rubicon Trail (from Firesteel intersection northward)

- **Landscaping and Buffers**

Planned and proposed landscaping and buffers include the following:

 - Twenty-five-foot (25) landscape buffer against Fontaine Blvd against the northern PUD edge for arterial road/street classifications. Required roadway trees to be installed within the buffer at a ratio of 1/20 feet of linear frontage.
 - Fifteen-foot (15') roadway landscape buffer against collector road/street classification of Carriage Meadows Blvd against the western PUD edge. Required roadway trees to be installed within the buffer at a ratio of 1/30 feet of linear frontage.
 - Standard ten-foot (10') buffer against non-arterial street frontages
 - Additional five-feet (5') where non-residential land use is opposite the subject ROW. (adjacent property is sketch planned for commercial land uses)
 - Fifteen-foot (15') zoning district landscape buffer (between multifamily and single-family residential uses) adjacent to the Carriage Meadows Filing No. 1 (single-family zone) boundary located at the project's southern property boundary. Required landscape buffer trees is 1/30 linear feet of affected property boundary.
 - 1.02 AC of open space has been provided from the 5.4 AC site (18.9%) has been provided to meet townhome/multifamily internal landscaping requirements. A determination was made that within this PUD, the multifamily open space/landscaping requirements would control over the Ten-percent (10%) PUD open space requirements. A minimum Fifteen-percent (15%) open space has been provided to meet town home/multifamily internal landscaping requirements. PUD open space requirements were not applied due to greater multi-family landscaping requirement. This open space calculation is independent of overall Lorson Ranch PUD open space acreage.

- **Open Spaces & Trails**
 - Plan includes minimum ten-foot (10') buffer between open spaces and townhome structures to meet open space setback requirements of Code.
 - Internal pedestrian access to:
 - Private open space amenities

- Adjacent Public Trail network
- Pocket Park Spaces
 - Nine (9) open space gathering/seating areas within Open Space Tracts A, C, D, E, F, G, H, & I.
- Open Space Amenity options include (see plan for details):
 - Bike racks
 - Outdoor seating areas
 - Trail/open space legend
 - Pedestrian amenities
 - Paving/ground cover enhancements around outdoor amenities (stamped, stained, colored, painted, etched, etc...)

Areas of Required Landscaping:

The proposed PUD/ Preliminary Plan includes landscape design requirements for the streetscape along Fontaine Blvd. including a noise wall within the landscape buffer setback; 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. There are no landscape waivers being requested at this time.

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

8,729,936 SF or 200.41-acres of cumulative open space has been provided within the overall Lorson Ranch development and has been dedicated to the Lorson Ranch Metropolitan District for ownership, operation, and maintenance.

This PUD provides 1.02-acres of the 5.4-acre site (18.9%) as open space for the benefit of residents and guests of the planned development. Per the multifamily landscape requirements, the minimum amount of required open space in this development is 15% of the 5.322-acre project or 0.80 acres. This project provides an additional 20-percent (20%) more open space than required.

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. Identified open spaces are not utilized for drainage or stormwater purposes. All stormwater is conveyed offsite to stormwater facilities located in Filing No. 1 south of this site. Stormwater design and approved drainage plans for CM South Filing No. 1 included historic and developed conditions from the Filing No. 2 site.

Types of Proposed Recreational Facilities:

Planned recreational facilities include pedestrian pocket parks within designated open space tracts. Pedestrian parks are equipped with alternate combinations of bicycle racks, outdoor seating, paving enhancements, wayfinding signs/trail/open space legends. Pedestrian access to trails and open spaces within the overall Lorson Ranch is provided via the planned system of public and private sidewalks and pedestrian paths that connect to existing external public sidewalks and trails adjacent to the PUD.

PUD APPROVAL CRITERIA

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

The proposed PUD District zoning advances the stated purposes set forth in this Section.

“The Planned Unit Development (PUD) district is a versatile zoning mechanism to encourage innovative and creative design and to facilitate a mix of uses including residential, business, commercial, and industrial, recreation, open space, and other selected secondary uses. This zoning district is established in accordance with C.R.S. §§ 24-67-101, et seq., to accomplish the following [*selected*] objectives:

- a. 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;*
- b. 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;*
- c. To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*
- d. To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*
- e. To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

The demand for townhome developments and housing is increasing in the Pikes Peak Region. The proposed Carriage Meadows South at Lorson Ranch Filing No. 2 PUD

has been designed in the spirit of the above referenced purposes for the PUD as stated in the Code. Where the plan departs from the conventional subdivision models, it is the intent of the applicant that where the PUD process varies from the traditional zoning/subdivision models, that the solutions and design elements incorporated in the plan meet and/or otherwise fulfill the PUD purpose as referenced above.

Use of Private roads as PUD Feature and Design Modification

A PUD Modification is proposed for a Formal PUD Modification and justification contained in the discussion of the following PUD review/approval criterion:

“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”

The proposed townhome design orients residences towards landscaped open spaces, views, and sidewalks and other pedestrian amenities. Driveways and garages are accessed from the rear of the lots through a network of private roads which provide access from public rights-of-way. This townhome design is intended to reduce garage dominance as the primary visual characteristic of this filing and in the overall Lorson Ranch community.

Rear loaded private road access allows for a maximization of the efficiency of land needed for vehicular access and circulation through the use of a narrower roadway cross section. The inverse impact is that the reduction of land used for vehicular circulation increases the amount of residential density which may be achieved.

The ECM does not have a private road cross section for use in townhome development. The PUD includes a design modification of the urban local low volume cross section for use as private roads. Additional details are provided in the PUD modification discussion of this letter, PUD development plan, and Traffic Impact Analysis.

(See complete Modification request/justification in attached modification request letter.)

- **The application is in general conformity with the Master Plan;**
The application is in general conformity with the Master Plan. Findings of Master Plan conformity have been made with previous underlying land use and zoning approvals for the property as well as adjacent and surrounding filings within Lorson Ranch. This application remains consistent with previous approvals and findings of conformity with the Master Plan.

The development is located outside of any small area comprehensive plan. The following additional policies from the El Paso County Policy Plan have been cited in support of current findings of general conformity with the Master Plan:

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 planned townhome uses, and densities were identified as future planned land uses located within Tract O of approved Carriage Meadows South PUD. The current PUD is intended to provide the details of the planned physical development of the site. The planned townhome development is of a compatible density with existing and planned land uses in the immediate and proximate area. The higher density residential development functions as a density transition between detached single-family densities in the Carriage Meadows South Filing 1 development and future planned commercial uses at the southwest corner of the Fontaine Blvd and Carriage Meadows Drive intersection.

Policy 6.2.14: Encourage the reasonable accommodation of mixed uses within neighborhoods for the purposes of promoting land use efficiency and providing housing options.

The proposed PUD introduces a higher density townhome residential housing type as a higher density housing alternative within the overall Lorson Ranch community. The denser townhome community layout and design allows the consolidation of land needed to support residential development by reducing the amount of private yard spaces, consolidation of utilities and infrastructure within private roads and tracts.

County Water Master Plan Conformity

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.

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.

The applicant has provided a water resources report, service commitment letter from Widefield Water & Sanitation District, and has successfully engaged the County and State water review process with findings of sufficiency and “no injury” by the State Engineer’s Office.

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

Lorson Ranch is an urban density development whose water supplies are provided by Widefield WSD.

The applicant and application conform to those policies in the Water Master Plan which pertain to the submittal and review of development applications. The applicant has provided a water resources report, service commitment letter from Widefield Water & Sanitation District, and has successfully engaged the County and State water review process with findings of sufficiency and “no injury” by the State Engineer’s Office. Lorson Ranch is an urban density development whose water supplies are provided by Widefield WSD.

- **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 complies with the requirements and allowances of the Code, including proposed modifications for private roads within the PUD. Additional information is provided in the PUD Modifications Section below. Approval of the Plan with private roads and the modifications for private roads allowances 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;**

Suitability for the proposed development has been reviewed through multiple phases of sketch plan and the Carriage Meadows PUD. The proposed development re-introduces the single-family attached (townhome) product type that was successful as part of the Buffalo Crossing development located off Old Glory Drive to the northeast of this site. The proposed uses are compatible with adjacent existing and planned uses and has been designed to be harmonious and compatible with the surrounding area and environment. The existing adjacent residential lots to the south will be buffered by required landscape treatments such as vegetation and screen fencing.

- **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 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' landscape buffer with vegetation and fencing to the south. The proposed design utilizes the main tributary of Jimmy Camp Creek and the FMIC ditch easement as natural buffers. There are no requirements for buffering to the north across Fontaine Blvd. or to the west across Carriage Meadows Drive. The plan proposes a 25' landscape setback along Fontaine Boulevard and 10' along Carriage Meadows Drive to include required plant material. There are no landscape related PUD Modifications being requested as this time.

- **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;**

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. The plan proposes a 25' landscape setback along Fontaine Boulevard and 10' along Carriage Meadows Drive to include required

plant material. The existing adjacent residential lots to the south will be buffered by required landscape treatments such as vegetation and screen fencing.

- **Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;** There are no areas of significant historical, cultural or recreational features found on site; however, the offsite 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.

- **Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;** Approximately one (1) acre (1.02 AC; 44,603 SF), or fifteen percent (15%) of the 5.44 AC has been provided as internal open space within the PUD. These open spaces will be improved with landscape enhancements, bicycle racks and storage, outdoor seating, sidewalks and pedestrian paths connecting to external trails and opens spaces within Lorson Ranch.

- **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 use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services. Water/ wastewater services will be provided by Widefield Water and Sanitation District. These services have been planned for in advance with previous subdivision filings in Lorson Ranch and have been adequately sized to meet the demands of this phase.

Widefield Water and Sanitation District can provide a sufficient water supply necessary for the proposed 49 townhome units and associated irrigation needs. In addition, a wastewater system is available through the District been established and can adequately serve the proposed units. All required water and wastewater service lines and associated appurtenance will be constructed and installed per District requirements. Please refer to the water and wastewater reports for more information.

- **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 plan has been designed as a functional component of the overall Lorson Ranch Development which provides interconnected open spaces, conservation of environmental features such as natural drainage ways and floodplains, aesthetic

features, and harmonious design throughout the Lorson development area. Internal pedestrian links have been provided between internal open spaces and pedestrian network in the proposed filing and to the external Lorson Ranch trails and open spaces 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 Plan 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**

The proposed modification for private road allowances is warranted by virtue of the design and amenities incorporated in the Plan.

DEVIATION FROM ECM CRITERIA:

A deviation from Section 2.2.5.E of the ECM is requested to allow for shortened intersection spacing of the private roads Paluxy Trail and Tolt Trail along the proposed public road, Rubicon Drive. The proposed spacing of Paluxy Trail (private) between Firesteel Drive (public) and Tolt Trail (private) is approximately 75' from centerline to centerline of each road where 175 feet spacing is required. (See attached deviation request form/letter)

PUD MODIFICATION:

The following PUD modifications with supporting justification are being requested:

1. **Use of Private Roads within development with newly introduced private road cross section where no alternative public cross section exists.**

The applicant requests a PUD Modification of Section 8.4.4.C & E (Public Roads Required & Private Road Allowances) of the EPC Land Development Code to permit the use of private roads subject to the PUD process. This modification includes an alternate road cross section for use as the private roads. The use of the private roads requires authorization by the PUD and approval by the BOCC. Private roads will be constructed with a modified design in accordance with the modification approval process.

The modified cross sections have been included for review as details on the PUD detail sheet and modification section. cross section has been submitted for review as part of the modification request process.

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. 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; 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.

2. Use of blanket easements for shared secondary utility location and placement within tracts as supplementary to utility easements located within public Row and private road cross sections.

The applicant requests a PUD modification of Section 8.6.C.1.g Blanket Utility Easements Prohibited, which states:

Blanket utility easements shall be prohibited. Existing blanket or undefined easements shall be defined or located on the ground. If an easement already of record cannot be definitely located, a statement of the existence, the nature of the easement, and its recorded reference shall be placed in the note section.

Section 8.6.C.2 Easement Location and Dimensions requires utility easements be placed along lot and tract lines, specifically five-feet (5') side and seven-feet (7') rear lot lines. Townhome units are platted with zero-foot (0') front, rear, and internal side yard (between townhome units) setbacks. External units have a two-foot (2') side yard setback. To provide utility service for this type of multi-family style development, blanket easements have been provided over common element tracts to provide flexibility to utility companies in their design and delivery of service. These easements are non-exclusive and also include natural gas, drainage, cable, internet, and telephone utility service providers. Individual utility providers will have opportunity to plan and install service lines and appurtenance during their respective infrastructure design stages, which occur outside of the County development review process.

Water, wastewater, and storm sewer lines are planned within easements associated with planned public and private roads within the development.

PUD MODIFICATION APPROVAL CRITERIA

For approval of a modification of a general development standard in the LDC or criteria 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 benefits identified in Section 4.2.F.2.h, Establishment and Applicability of Standards, Modification of Existing LDC or ECM Standard. :

- **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 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 proposed townhome design orients residences towards landscaped open spaces, views, and sidewalks and other pedestrian amenities. Driveways and garages are accessed from the rear of the lots through a network of private roads which provide access from public rights-of-way. This townhome design is intended to reduce garage dominance as the primary visual characteristic of this filing and in the overall Lorson Ranch community.

Rear loaded private road access allows for a maximization of the efficiency of land needed for vehicular access and circulation using a narrower roadway cross section. The inverse impact is that the reduction of land used for vehicular circulation increases the amount of residential density which may be achieved. A more efficient pedestrian system is achieved by functionally separating pedestrians from vehicular traffic and circulation within the development area.

The ECM does not have a private road cross section for use in townhome development. The PUD includes a design modification of the urban local low volume cross section for use as private roads. Additional details are provided in the PUD modification discussion of this letter, PUD development plan, and Traffic Impact Analysis.

The placement of non-water/sewer and stormwater facilities and easements outside of public and private streets is supplementary to the modification request for the use of private roads. Placement of non-water/sewer/drainage utilities in the common element tracts accommodates a narrower road cross section. It also provides more flexibility for the respective utility service provider to design, construct, and maintain their respective utilities within the non-conventional townhome layout. The modification request for the use of blanket easements over tracts for utility purposes is supportive of the goals and purposes of the Carriage Meadows South 2 PUD by maximizing the utility and efficiency of the land designated for utilities (with the exception of water and wastewater) by placing within private tracts. Water, wastewater, and stormwater is planned for conveyance within the public streets and private roadways

MVEA and Black Hills Energy have agreed to and encouraged the provision of blanket easements to provide flexibility to design service delivery lines to the small lots supporting the attached dwellings. Primary utility/service line placement is planned within the public/private road cross sections identified for/as utility easements. To deliver utilities to the individual units, utility engineers will need to utilize space within the common elements (blanket easement areas) to place infrastructure extensions to metering and connection points at various locations around the townhome unit buildings.

The applicant has included the following amenities within common and open space areas:

- Bike racks
 - Outdoor seating areas
 - Pedestrian safety lights (blue light)
 - Trail/open space legend
 - Pedestrian amenities
 - Paving enhancements around outdoor amenities (stamped, stained, colored, painted, etched, etc...)
- **The owner has authorized the application.**
Lorson LLC Nominee for Heidi LLC has authorized the PUD application.

PRELIMINARY PLAN APPROVAL CRITERIA

- **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.
- **The subdivision is consistent with the purposes of this Code;**
This subdivision is consistent with the purposes of the County's 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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);**
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 this preliminary plan review.
- **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

- **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 complying with state law and the requirements of the County Code and ECM are provided by the design of this subdivision.

- **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. Proposed public improvements include drainage and stormwater improvements, planned streets and roads including realignment and improvements to Carriage Meadows Drive, sidewalk, pedestrian ways, trail and open space connections, and landscaped tree lawns.

- **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 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. Access is planned via northerly extension of Rubicon Drive northward into the site and planned new road Fire Steel Drive which will provide access from Carriage Meadows Drive easterly into the site. The northern extension of Rubicon Drive terminates at the easterly limit of Fire Steel Drive. Internal site and townhome unit access is planned via an internal private road network from adjacent planned and existing public roads which provide access to rear loaded garages of each townhome unit.

- **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 requirements of this criteria including, but not limited to, the provision of open spaces and adequate buffers which are sensitive to the natural environment and responsive and proportionate to the impacts of development, responsive to the transportation and mobility needs of residents and the delivery of services to the same, provision of adequate transitions between uses, incorporation of environmentally sensitive areas in the design, and the “incorporation of public facilities and/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, including police and protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required letters of service commitment have been submitted from the respective water/wastewater, electrical service, natural gas service, and fire protection districts. Each of the entities has reviewed the project submittal and provided comments through the EDARP system identifying compliance with their respective entities' development criteria.

- **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 other applicable sections of Chapter 6 and 8 of the County Code. A deviation from Section 2.2.5.E of the ECM is requested to allow for shortened intersection spacing of the private roads Paluxy Trail and Tolt Trail along the proposed public road, Rubicon Drive. The proposed spacing of Paluxy Trail (private) between Firesteel Drive (public) and Tolt Trail (private) is approximately

75' from centerline to centerline of each road where 175 feet spacing is required. Approval of the deviation will bring the subdivision into compliance with other applicable sections of Chapter 6 and 8 of the County Land Development Code. (See attached deviation request form/letter)

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.

Traffic Engineering:

Carriage Meadows South at Lorson Ranch Filing 2 can be accessed from two main locations, existing Carriage Meadows Drive at intersection with planned Fire Steel Drive easterly into the site and from the public extension of Rubicon Drive from the southern Carriage Meadows Filing No. 1. A new curb cut will be required along Carriage Meadows Drive which will line up with a future access point into the proposed commercial area. The existing Rubicon Drive was originally designed and constructed to be extended north into this parcel. Carriage Meadows Drive will be improved with any associated final plats for this Plan area from Fontaine Boulevard southerly to Mandan Drive to include a southbound left turn lane into the site. The developer will be required to provide escrow in the amount of \$10,909 towards future Carriage Meadows Dr/Fontaine Blvd signal improvements. An additional \$10,453 will be required in escrow for future Marksheffel/Lorson Blvd signal improvements. All escrowed funds will be subject to appropriate agreements and in accordance with County policy for escrowing funds for future improvements.

Firesteel Drive and the southernmost segment of Rubicon Drive from the Firesteel intersection southward within the development area have been designed for construction and dedication as public roads. Remaining roads and segments of Rubicon are planned as

private streets and will be constructed to a modified cross section as depicted on the PUD. The private portion of Rubicon is designed to the urban local low volume residential cross section. All private roads will be owned and maintained by the Lorson Ranch Metropolitan District. There shall be no direct access to either Carriage Meadows Dr. or Fontaine Blvd.

Per the completed noise impact analysis, the results of the noise prediction show that in the year 2040 townhome sites adjacent to Fontaine Boulevard (Lots 38-41) 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.

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 private roads. Common areas such as setbacks, trails, common areas, open space, signage, detention facilities, etc will be owned and maintained by the Carriage Meadows South Filing 2 Homeowners Association. 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 |

The reference to EL Paso County Road and Bridge is in reference to standard mil levy property owners pay in contribution to their impact on the overall County roadway network which provides access to and from the proposed development. the private roads within the development area will be owned and maintained by the Lorson Ranch Metropolitan District.

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0957G' effective date December 7, 2018.

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.

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.

CARRIAGE MEADOWS SOUTH FILING NO. 2

JUSTIFICATION FOR PUD MODIFICATIONS: PUBLIC ROAD ACCESS, PRIVATE ROADS, & BLANKET UTILITY EASEMENTS

(Revised February 2020)

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met.

Nature of Request (1):

Section of LDC/ECM from which modification is sought: LDC Chapter 8.4.4.C

Specific Criteria from which modification is sought: Divisions of land lots, and tracts, shall be serviced by public roads.

Proposed nature and extent of modification:

Primary access into the development filing is from the extension of existing Rubicon Drive and Firesteel Drive as public roads. Access to individual lots is via private roads connecting to the internal public streets. Private streets will be owned and maintained by the Lorson Ranch Metropolitan District No. 1

Per Section 8.4.4.E.3, "Private Road Allowances" use of private roads is generally limited except in situations where they are not likely to be needed for the convenience and safety of the general public. Planned private roads are only intended to provide access to rear loaded garages and to provide emergency access to the same.

Modified cross sections for the private roads have been included within the PUD. Cross sections do not include sidewalks which are provided within private common element and open space tracts surrounding and adjacent to townhome unit buildings. Rubicon Trail (Private extension of Rubicon Drive) serving the single-family lots will be built to County pavement standards and use County curb sections as well and will be posted as private roads with street signage. Remaining private roads (Tolt Trail, Paluxy Trail, and Chagrin Trail) are planned within a modified cross section which does not utilize curb and gutter but an inverted crown for stormwater conveyance. The Security Fire Protection District has reviewed the development plans with the private road cross sections and do not object to their use nor have identified any negative impacts to their service and/or access needs.

Nature of Request (2):

Section of LDC/ECM from which modification is sought: LDC Chapter 8.4.6.C.1.g

Specific Criteria from which modification is sought: Blanket Utility Easements Prohibited

Proposed nature and extent of modification:

Section 8.6.C.2 Easement Location and Dimensions requires utility easements be placed along lot and tract lines, specifically five-feet (5') side and seven-feet (7') rear lot lines. Townhome units are platted with zero-foot (0') front, rear, and internal side yard (between townhome units) setbacks. External units have a two-foot (2') side yard setback. To provide utility service for this type of multi-family style development, blanket easements have been provided over common element tracts to provide flexibility to utility companies in their design and delivery of service. These easements are non-exclusive and also include natural gas, drainage, cable, internet, and telephone utility service providers. Individual utility providers will have opportunity to plan and install service lines and appurtenance during their respective infrastructure design stages, which occur outside of the County development review process.

The applicant has been working collaboratively with MVEA and Black Hills Energy to provide adequate easements within which the providers engineering teams may efficiently design and deliver their utility services. MVEA and Black Hills Energy have agreed to and encouraged the provision of blanket easements to provide flexibility to design service delivery lines to the small lots supporting the attached dwellings. Primary utility/service line placement is planned within the public/private road cross sections identified for/as utility easements. To deliver utilities to the individual units, utility engineers will need to utilize space within the common elements (blanket easement areas) to place infrastructure extensions to metering and connection points at various locations around the townhome unit buildings.

LDC Chapter 4.2.6.F.2.h: Modification of Existing LDC or ECM Standard.

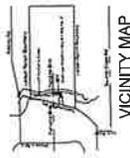
For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BOCC shall find that the proposal provides for at least one of the following benefits:

- Preservation of natural features;
N/A.
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
Unique nature of this community allow for homes to face open space areas and /or adjacent public streets. Creating and aesthetically pleasing appearance form the adjacent community and adjacent roadway users as well as proposed open space areas.
- Provision of a more efficient pedestrian system;
The proposed sidewalk network promotes community interaction as users will share a sidewalk in most areas that connects to open space areas. The layout also separates pedestrian and driveway access at a percentage much higher than normal communities.
- Provision of additional open space;
N/A.
- Provision of other public amenities not otherwise required by the Code; or
N/A.
- 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 proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County, the lots width is dictated by a notable vertical home design targeted to a generation of home buyer desiring a more contemporary feel while also being attainable.

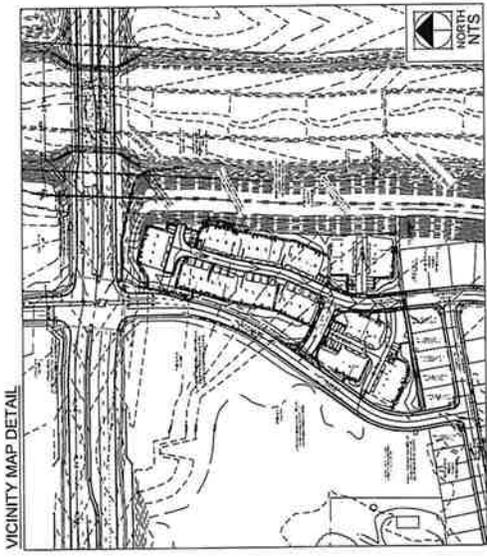
CARRIAGE MEADOWS SOUTH FILING NO.2

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 21, ALL IN TOWNSHIP 15 SOUTH, RANGE 6 WEST OF THE 10TH PALE, EL PASO COUNTY, COLORADO



VICINITY MAP



VICINITY MAP DETAIL

LAND USE: PLANNED UNIT DEVELOPMENT (PUD) WITH SINGLE-FAMILY RESIDENTIAL, COMMERCIAL, AND OFFICE USES.
EXISTING CONDITIONS: UNDEVELOPED LAND WITH EXISTING UTILITIES AND SOME EXISTING STRUCTURES.
PROPOSED IMPROVEMENTS: 200 SINGLE-FAMILY RESIDENTIAL UNITS, COMMERCIAL AND OFFICE BUILDINGS, TRAILS, AND LANDSCAPE.

SITE DATA TABLE:

TOTAL GROSS ACRES	3.42
TOTAL NET ACRES	2.85
ACRES TO BE DEVELOPED	2.85
ACRES TO BE SET ASIDE	0.57

LAND USE TABLE:

LAND USE	ACRES	PERCENTAGE
RESIDENTIAL	2.85	100%
COMMERCIAL/OFFICE	0.00	0%
TRAILS	0.00	0%
LANDSCAPE	0.00	0%
TOTAL	2.85	100%

PLUD MODIFICATIONS: 1. A PUD modification to Section 21 and 22 of the Colorado Revised Statutes (CRS) is required to allow for the proposed development. 2. A PUD modification to Section 21 and 22 of the Colorado Revised Statutes (CRS) is required to allow for the proposed development. 3. A PUD modification to Section 21 and 22 of the Colorado Revised Statutes (CRS) is required to allow for the proposed development.

ARCHITECTURAL CONTROL COMMITTEE REVIEW: The Architectural Control Committee (ACC) has reviewed the proposed development and has approved the preliminary plan. The ACC is composed of representatives from the community and the planning department.

PLUD OWNER CERTIFICATION: I, the undersigned, certify that I am the owner of the land described in this preliminary plan and that I have the authority to execute this preliminary plan. I have read the terms and conditions of this preliminary plan and I agree to be bound by them.

CLERK AND RECORDER CERTIFICATION: I, the undersigned, certify that I am the Clerk and Recorder of El Paso County, Colorado, and that I have recorded this preliminary plan in accordance with the laws of the State of Colorado.

REVISIONS: A table showing the dates and descriptions of all revisions to the preliminary plan.

STAMP: A rectangular stamp area for signatures and dates.

THOMAS & THOMAS ENGINEERS: The engineering firm responsible for the preliminary plan.

EL PASO COUNTY, COLORADO: The jurisdiction where the land is located.

PLUD & PRELIMINARY PLAN AT LORSON RANCH SOUTH: The title of the preliminary plan.

SCALE: A scale bar indicating the dimensions of the site.

PUD COVER SHEET & DETAILS: A list of the sheets included in the preliminary plan.

P1 OF 11: The sheet number and total number of sheets.

STREETS, PARKING, & SIDEWALKS: A detailed description of the proposed streets, parking areas, and sidewalks. The streets are designed to meet the needs of the community and provide for safe and convenient travel. The parking areas are designed to provide for the needs of the community and provide for safe and convenient travel. The sidewalks are designed to provide for the needs of the community and provide for safe and convenient travel.

PARKING TABLE:

TYPE OF PARKING	NUMBER OF SPACES	PERCENTAGE OF TOTAL
STREET PARKING	100	10%
OFF-STREET PARKING	900	90%
TOTAL	1000	100%

SIDEWALKS: A detailed description of the proposed sidewalks. The sidewalks are designed to provide for the needs of the community and provide for safe and convenient travel. The sidewalks are designed to provide for the needs of the community and provide for safe and convenient travel.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS: A detailed description of the soils and geology conditions, constraints, and hazards. The soils and geology conditions are described in detail and the constraints and hazards are identified. The soils and geology conditions are described in detail and the constraints and hazards are identified.

FLOODPLAIN NOTES: A detailed description of the floodplain notes. The floodplain notes describe the floodplain conditions and the constraints and hazards. The floodplain notes describe the floodplain conditions and the constraints and hazards.

ACCESSORY STRUCTURES: A detailed description of the accessory structures. The accessory structures are described in detail and the constraints and hazards are identified. The accessory structures are described in detail and the constraints and hazards are identified.

LANDSCAPING: A detailed description of the landscaping. The landscaping is described in detail and the constraints and hazards are identified. The landscaping is described in detail and the constraints and hazards are identified.

GENERAL NOTES: A detailed description of the general notes. The general notes describe the general conditions and the constraints and hazards. The general notes describe the general conditions and the constraints and hazards.

DEVELOPMENT STANDARDS AND GUIDELINES: A detailed description of the development standards and guidelines. The development standards and guidelines are described in detail and the constraints and hazards are identified. The development standards and guidelines are described in detail and the constraints and hazards are identified.

GENERAL PROVISIONS: A detailed description of the general provisions. The general provisions describe the general conditions and the constraints and hazards. The general provisions describe the general conditions and the constraints and hazards.

APPLICABILITY: A detailed description of the applicability. The applicability is described in detail and the constraints and hazards are identified. The applicability is described in detail and the constraints and hazards are identified.

CONTRAST: A detailed description of the contrast. The contrast is described in detail and the constraints and hazards are identified. The contrast is described in detail and the constraints and hazards are identified.

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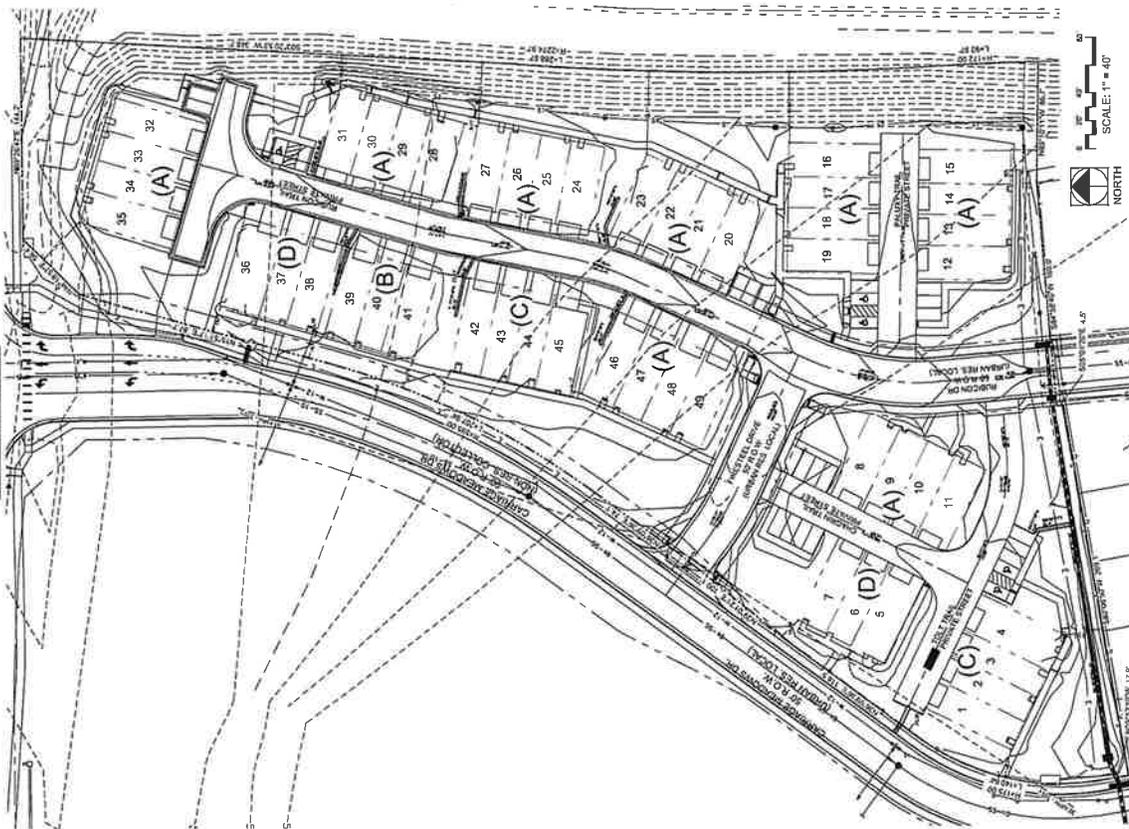
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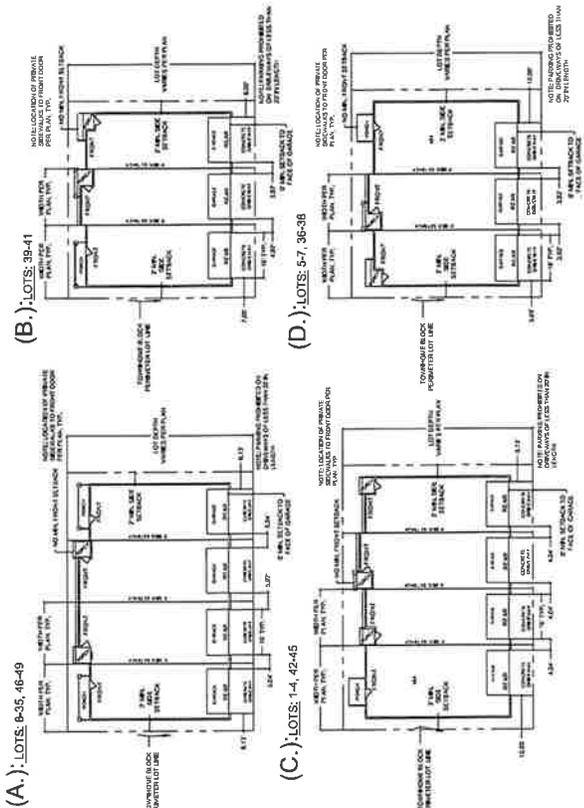
CARRIAGE MEADOWS SOUTH FILING NO.2 (TYPICAL LOT/UNIT DIAGRAM)

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR
 CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2
 A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST
 ONE-QUARTER (NW 1/4) OF SECTION 21, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

UNIT TYPE MAP



TYPICAL LOT DIAGRAMS



NOTE: ALL TOWNHOME BUILDING GROUPS ARE SEPARATED TEN FEET (10') FROM ADJACENT OPEN SPACE TRACTS BY LANDSCAPE TRACTS. J SPECIFICALLY, TO THE DESIGNATED PARKING AREAS FOR EACH BUILDING GROUP. THE SPACES BETWEEN THE TOWNHOME BUILDINGS AND ADJACENT OPEN SPACE TRACTS. SEE TRACT TABLE AND DETAILS FOR ADDITIONAL PERFORMANCE.

Driveways & Parking

- All planned driveways within the PUD are for the purpose of facilitating vehicular passage from private alleyways and streets to the individual lots, specifically, to the designated parking areas for each building group which shall be less than 20 feet in length and have been identified on the plan.
- All planned parking spaces shall be less than 20 feet in length and have been identified on the plan.
- Parking or any form of vehicle storage is not permitted on driveways less than twenty-foot (20') in length, as recited by the PUD and associated notes.
- Guest and/or visitor parking has been provided via eighteen (18) designated standard visitor parking spaces together with five (5) additional ADA accessible spaces. A total of 23 guest spaces have been provided inclusive of standard and accessible spaces.

CARRIAGE MEADOWS SOUTH
 AT LORSON RANCH FILING NO. 2
 EL PASO COUNTY, COLORADO

STAMPS

DATE	REVISIONS
04.11.19	1
04.11.19	2
04.11.19	3
04.11.19	4
04.11.19	5
04.11.19	6
04.11.19	7
04.11.19	8
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04.11.19	33
04.11.19	34
04.11.19	35
04.11.19	36
04.11.19	37
04.11.19	38
04.11.19	39
04.11.19	40
04.11.19	41
04.11.19	42
04.11.19	43
04.11.19	44
04.11.19	45
04.11.19	46
04.11.19	47
04.11.19	48

SCALE: 1" = 40'

DATE	REVISIONS
04.11.19	1
04.11.19	2
04.11.19	3
04.11.19	4
04.11.19	5
04.11.19	6
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04.11.19	12
04.11.19	13
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04.11.19	15
04.11.19	16
04.11.19	17
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04.11.19	42
04.11.19	43
04.11.19	44
04.11.19	45
04.11.19	46
04.11.19	47
04.11.19	48

LOT/UNIT
 & PARKING
 P3 OF 11

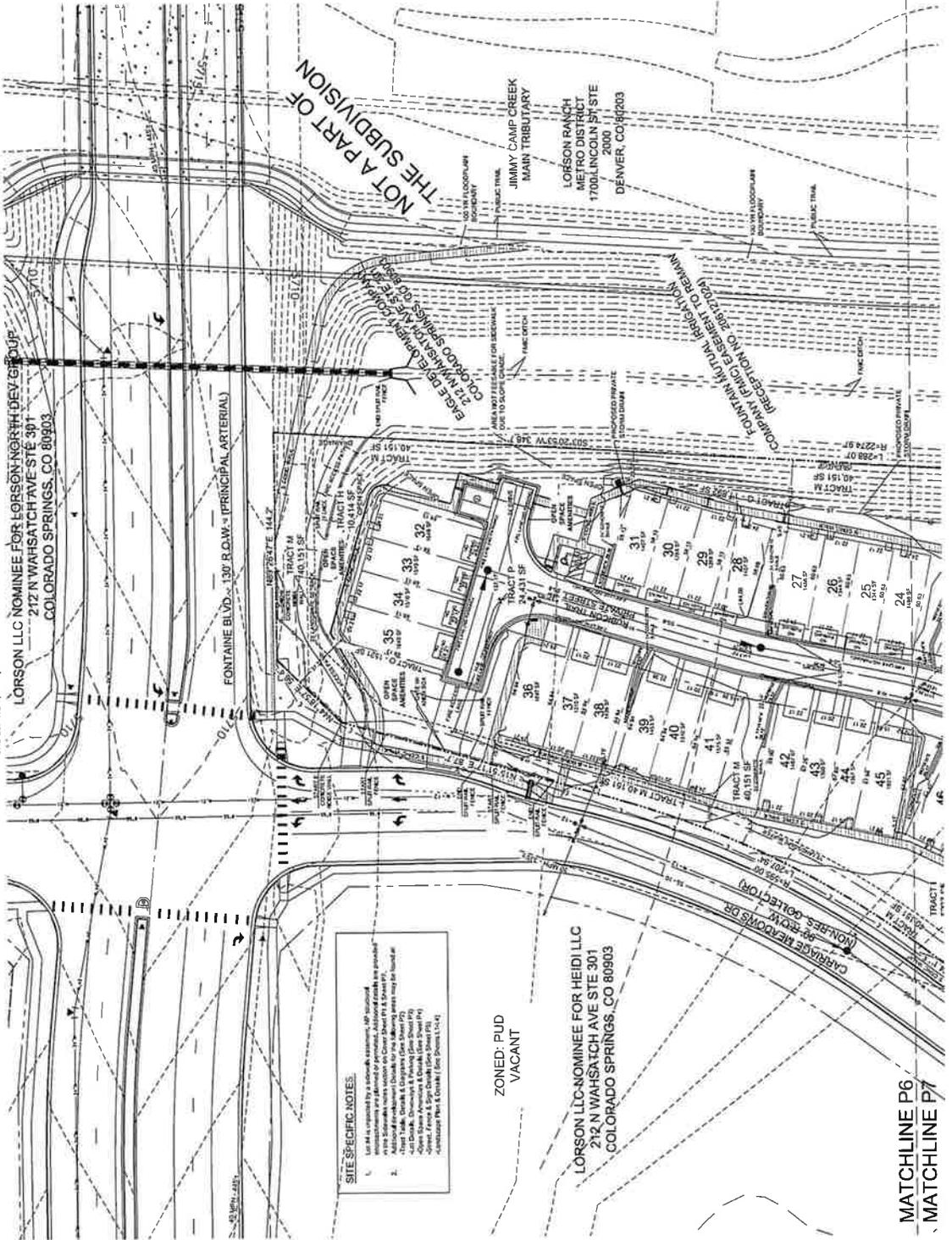
PCD FILE NO.: PUDSP-19-5

CARRIAGE MEADOWS SOUTH FILING NO.2

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 18 SOUTH, RANGE 65 WEST OF THE 6TH PA. E., PASO COUNTY, COLORADO

212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903



SITE SPECIFIC NOTES:

1. All lots are owned by Lolson LLC. All proposed improvements are subject to payment. All proposed improvements are subject to payment. All proposed improvements are subject to payment.
2. All lots are owned by Lolson LLC. All proposed improvements are subject to payment. All proposed improvements are subject to payment. All proposed improvements are subject to payment.

ZONED: PUD
VACANT

LOLSON LLC NOMINEE FOR HEIDI LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

MATCHLINE P6
MATCHLINE P7

Thomas + Thomas
Engineering & Planning, Inc.
202 West 10th Street
Colorado Springs, Colorado 80902
(719) 520-8177

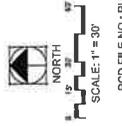
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH FILING 2
PUD & PRELIMINARY PLAN
El Paso County, Colorado

DATE	RESPONSE
01/11/18	
02/14/18	
03/14/18	
04/11/18	
05/11/18	
06/11/18	
07/11/18	
08/11/18	
09/11/18	
10/11/18	
11/11/18	
12/11/18	

NO. 1	AS NOTED
NO. 2	AS NOTED
NO. 3	AS NOTED
NO. 4	AS NOTED
NO. 5	AS NOTED
NO. 6	AS NOTED
NO. 7	AS NOTED
NO. 8	AS NOTED
NO. 9	AS NOTED
NO. 10	AS NOTED
NO. 11	AS NOTED
NO. 12	AS NOTED
NO. 13	AS NOTED
NO. 14	AS NOTED
NO. 15	AS NOTED
NO. 16	AS NOTED
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NO. 38	AS NOTED
NO. 39	AS NOTED
NO. 40	AS NOTED
NO. 41	AS NOTED
NO. 42	AS NOTED
NO. 43	AS NOTED
NO. 44	AS NOTED
NO. 45	AS NOTED

REVISION	DATE
1	01/11/18
2	02/14/18
3	03/14/18
4	04/11/18
5	05/11/18
6	06/11/18
7	07/11/18
8	08/11/18
9	09/11/18
10	10/11/18
11	11/11/18
12	12/11/18

PUD
SITE PLAN
P6 OF 11

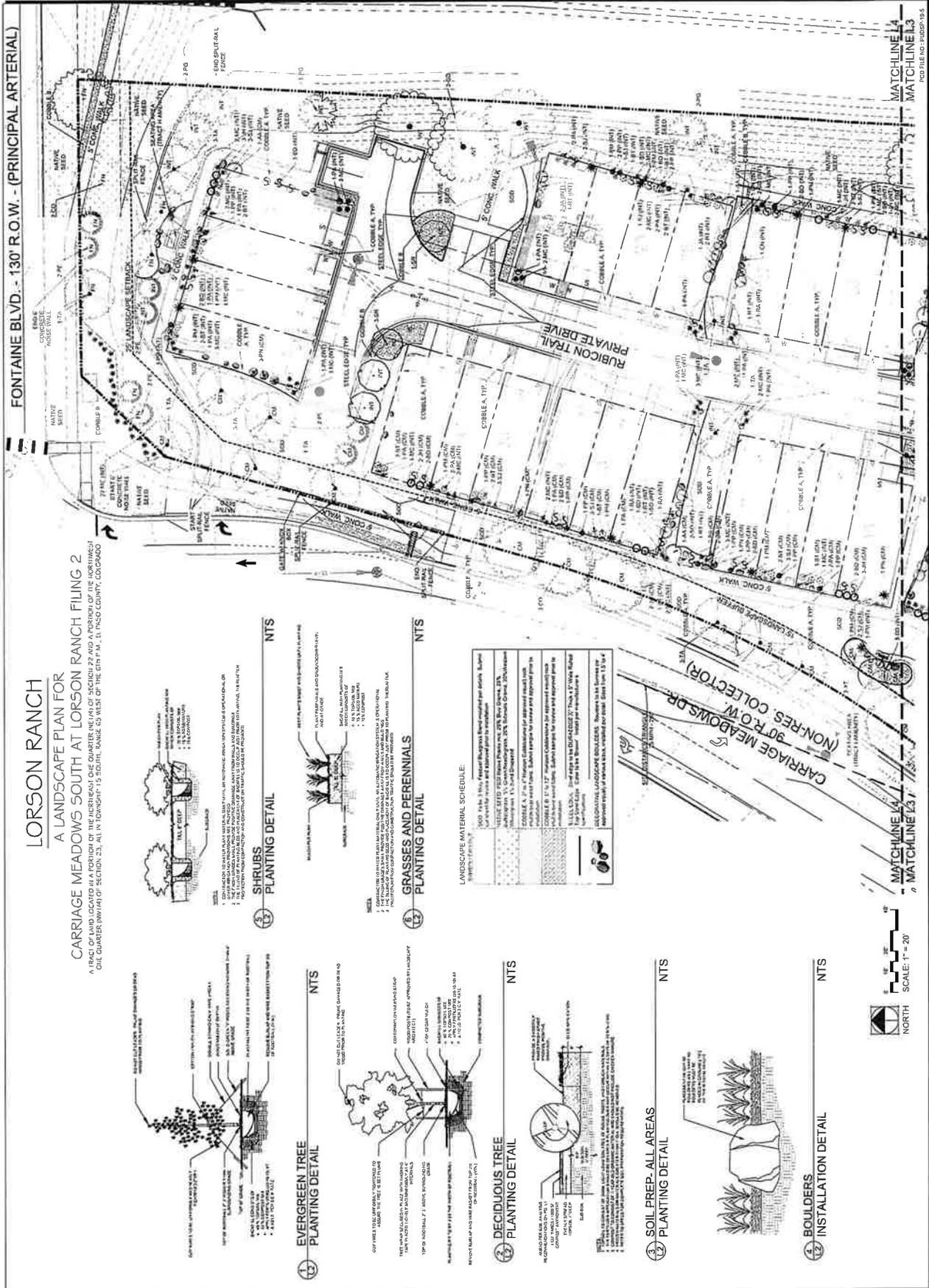


PCD FILE NO.: PUDSP-19-5

LORSON RANCH

A LANDSCAPE PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER, NE 1/4 OF SECTION 27 AND A PORTION OF THE NORTHEAST QUARTER, SECTION 25, ALL IN TOWNSHIP 15 SOUTH, RANGE 45 WEST OF THE 6TH MERIDIAN, EL PASO COUNTY, COLORADO



1. SHRUBS PLANTING DETAIL

NTS

1. CONTAINER TO MATCH PLANT MATERIAL SIZE WITH AN APPROPRIATE PLANT MATERIAL SPECIFICATION OR AS APPROVED BY THE ARCHITECT.
 2. THE PLANTING AREA SHALL BE PREPARED AND FINISHED TO MATCH THE SURROUNDING AREA.
 3. THE PLANTING AREA SHALL BE PROTECTED FROM DAMAGE BY VEHICLES AND OTHER EQUIPMENT.

2. GRASSES AND PERENNIALS PLANTING DETAIL

NTS

1. CONTAINER TO MATCH PLANT MATERIAL SIZE WITH AN APPROPRIATE PLANT MATERIAL SPECIFICATION OR AS APPROVED BY THE ARCHITECT.
 2. THE PLANTING AREA SHALL BE PREPARED AND FINISHED TO MATCH THE SURROUNDING AREA.
 3. THE PLANTING AREA SHALL BE PROTECTED FROM DAMAGE BY VEHICLES AND OTHER EQUIPMENT.

3. SOIL PREP - ALL AREAS PLANTING DETAIL

NTS

1. SOIL TO BE PREPARED TO MATCH THE SURROUNDING AREA.
 2. SOIL TO BE PREPARED TO MATCH THE SURROUNDING AREA.
 3. SOIL TO BE PREPARED TO MATCH THE SURROUNDING AREA.

4. BOULDERS INSTALLATION DETAIL

NTS

1. BOULDER TO BE PLACED AS SHOWN.
 2. SOIL TO BE PREPARED TO MATCH THE SURROUNDING AREA.
 3. SOIL TO BE PREPARED TO MATCH THE SURROUNDING AREA.

5. EVERGREEN TREE PLANTING DETAIL

NTS

1. CONTAINER TO MATCH PLANT MATERIAL SIZE WITH AN APPROPRIATE PLANT MATERIAL SPECIFICATION OR AS APPROVED BY THE ARCHITECT.
 2. THE PLANTING AREA SHALL BE PREPARED AND FINISHED TO MATCH THE SURROUNDING AREA.
 3. THE PLANTING AREA SHALL BE PROTECTED FROM DAMAGE BY VEHICLES AND OTHER EQUIPMENT.

6. DECIDUOUS TREE PLANTING DETAIL

NTS

1. CONTAINER TO MATCH PLANT MATERIAL SIZE WITH AN APPROPRIATE PLANT MATERIAL SPECIFICATION OR AS APPROVED BY THE ARCHITECT.
 2. THE PLANTING AREA SHALL BE PREPARED AND FINISHED TO MATCH THE SURROUNDING AREA.
 3. THE PLANTING AREA SHALL BE PROTECTED FROM DAMAGE BY VEHICLES AND OTHER EQUIPMENT.

Thomas & Thomas
 Landscape Architecture
 1000 North 10th Street
 Fort Collins, CO 80504
 Phone: 970.221.1111
 Fax: 970.221.1112

EL PASO COUNTY, COLORADO
 LANDSCAPE PLAN
 FILING NO. 2
 AT LORSON RANCH
 CARRIAGE MEADOWS SOUTH

REV#	REVISIONS	DATE
1	137 COMMENT REVIEW REVISIONS	06 08 18
2	2ND COMMENT REVIEW REVISIONS	06 18 18
3	3RD COMMENT REVIEW REVISIONS	10 21 18

SCALE: AS NOTED

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER
04 09 18	04 09 18	04 18 18	2416 18

STAFF

DATE

REVISIONS

DATE

PROJECT NUMBER

DESIGNED

DRAWN

CHECKED

SCALE: 1" = 20'

NORTH

MATCHLINE L3

MATCHLINE L4

POST FILE NO: P2559-18-5



June 3, 2019

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

RE: Carriage Meadows South at Lorson Ranch Filing No. 2
Final Plat
Parts of Sec's. 22 & 23, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23937

To Whom It May Concern:

We have received the above-referenced proposal to approve a final plat for Filing No. 2 of the previously approved Carriage Meadows South at Lorson Ranch subdivision. This proposal is for the creation of 50 single family lots on 5.322 acres within the previously approved area of Carriage Meadows South at Lorson Ranch. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("District").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 17.5 acre-feet/year for 50 household units and 1.75 acre-feet/year for the irrigation of 2 acres of open space for a total of 19.25 acre-feet/year. This equates to an anticipated water demand of 0.35 acre-feet/year per household. The letter of commitment from the District states that the water commitment is based on the revised Widefield standard of 0.35 AF/SFE.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District. In a letter dated April 1, 2019, the District committed 17.50 acre-feet/year to serve 50 lots in the proposed development. In a letter dated January 11, 2019, the District committed 1.75 acre-feet/year for the irrigation of 2 acres. The total commitment from the District is therefore 19.25 acre-feet/year.

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: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer's Office Opinion

According to this office's records, it appears District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed can be provided without causing injury to decreed water rights and is expected to be adequate. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.
Water Resource 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. Lichtman
Mary Ritchie

July 23, 2019

PUDSP-19-5 Carriage Meadows South at Lorson Ranch Filing No. 2 *LS*
PUD/Preliminary Plan

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

FINDINGS AND CONCLUSIONS:

1. This is a PUD/Preliminary Plan proposal by Lorson, LLC ("Applicant"), to subdivide an approximately 5.322 +/- acre parcel into 50 single-family attached dwelling units. The property is zoned PUD (Planned Unit Development) and RMH (Residential Medium/High).

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 and the *Water Demand and Wastewater Disposal Report for Carriage Meadows South at Lorson Ranch Filing No. 2 dated December 2018*, the Applicant estimates its annual water needs to serve household use for this filing at 19.25 acre-feet, based on the District's 0.35 annual acre-feet per single-family equivalent (0.35 acre-feet per lot for 50 dwelling units, plus 1.75 acre-feet for community landscaping and irrigation). Based on these figures, the Applicant must provide a supply of 5,775 acre-feet of water (19.25 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 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.

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



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

4. In a letter dated June 3, 2019, the State Engineer reviewed the application to subdivide the 5.322 +/- acres into 50 single-family attached residential lots. The Engineer reviewed this matter based on information provided in the Water Supply Information Summary, *Water Demand and Wastewater Report*, and the District's letters dated January 11, 2019 and April 1, 2019, which estimated annual water requirements at 19.25 acre-feet for the subdivision. The Engineer stated that according to their records, "it appears [the] District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed can be provided without causing injury to decreed water rights and is expected to be adequate."

5. The District's Director of Engineering and Operations provided letters of commitment for Carriage Meadows South at Lorson Ranch Filing No. 2 dated January 11, 2019 and April 1, 2019. The January 11th letter addressed irrigation of community landscaping and stated that the District "commits to providing irrigation water to the above-mentioned subdivision" to include "2 irrigated acres or 5 SFE's. The water commitment is based on the recently revised Widefield standard of 0.35/AF/SFE and is 1.75 AF-year." The April 1st letter stated that the "District commits to providing water and sewer service to the above-mentioned subdivision" which includes 50 townhome lots and the "water commitment is based on the recently revised Widefield standard of 0.35 AF/SFE and is 17.50 AF-year."

6. 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 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."

7. Analysis: The Applicant provided a *Water Demand and Wastewater Report for Carriage Meadows South at Lorson Ranch Filing No. 2 dated December 2018*, detailing the District's current water system. As stated in the Report, the District has a "current developed physical water supply of 5246 ac-ft of water per year and the current demand is 2248 ac-ft per year which is roughly 43% of the existing physical supply." With a proposed annual demand of 19.25 acre-feet and based on the current commitments of the District and the available water supply, it appears the proposed water supply will be sufficient.

8. 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.

9. 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, Planner III



RECEIVED

AUG 01 2016
El Paso County
Attorney's Office

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.

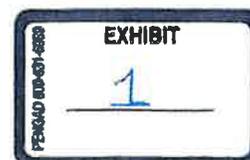
As an unregulated contaminant the EPA nor CDPHE requires public water suppliers to do anything about exceeding the health advisory level for PFC's other than notifying customers that the water may at times exceed the new HAL. WWSD can legally operate all of our wells without providing any form of treatment. 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,

A handwritten signature in blue ink, appearing to read "Steve Wilson".

Steve Wilson, District Manager





Security Fire Protection District

Fire Chief - David Girardin

June 22, 2019

TO: Lorson LLC
Attn: Jeff Mark

Subject: **Carriage Meadows Townhomes**

This letter is being written to serve as a letter of commitment for emergency services coverage for the: Carriage Meadows South Townhomes

The service provided will include structure and wildland fire coverage, response to medical situations, plan reviews, and fire inspections. The district has reviewed the plans, including the street layout, roadway intersections, and proposed private alleyways and found the plans to be in compliance with district requirements. There are no comments or revisions needed at this time.

If you have any questions. please feel free to contact me.

Thank you,

David Girardin
Fire Chief
Security Fire Protection District
CC:
Brandon Sullivan
Fire Inspector
Security Fire Protection District

400 Security Boulevard ~ Security, Colorado 80911 ~ (719) 392-3271 ~ securityfiredept.org



May 13, 2019

Kari Parsons
Project Manager
El Paso County Dev Services Department
2880 International Circle
Colorado Springs, CO 80910-6107

Dear Ms. Parsons:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Carriage Meadows South, Filing #2

Project Number: PUDSP 195

Description: It is proposed to develop Carriage Meadows South Filing #2 at Lorson Ranch on an approximately 5.32 acre parcel with 50 single family residential units. This development is located south of Fontaine Blvd and east of Marksheffel Road in Section 22 and 23, Township 15 South, Range 65 West.

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA. Should existing facilities near this parcel of land require relocation it will be at the expense of the applicant.

MVEA requests a blanket utility easement in order to give flexibility to both MVEA and the developer with the design of this housing complex and the infrastructure of the electric service. The blanket utility easement needs to include open space, drainage and landscape to allow for the design to all townhomes in order to serve.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

Cathy Hansen-Lee
Engineering Administrative Assistant

This Association is an equal opportunity provider and employer.

