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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Kylie Bagley, Senior Planner
Bret Dilts, P.E., Senior Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: CS242
Project Name: Village at Lorson Ranch Rezone
Parcel Number: 5515413054

OWNER:	REPRESENTATIVE:
Cradlan LLC 212 N Wahsatch Drive, Suite 301 Colorado Springs, CO 80903	Matrix Design Group Attn: Jason Alwine 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920

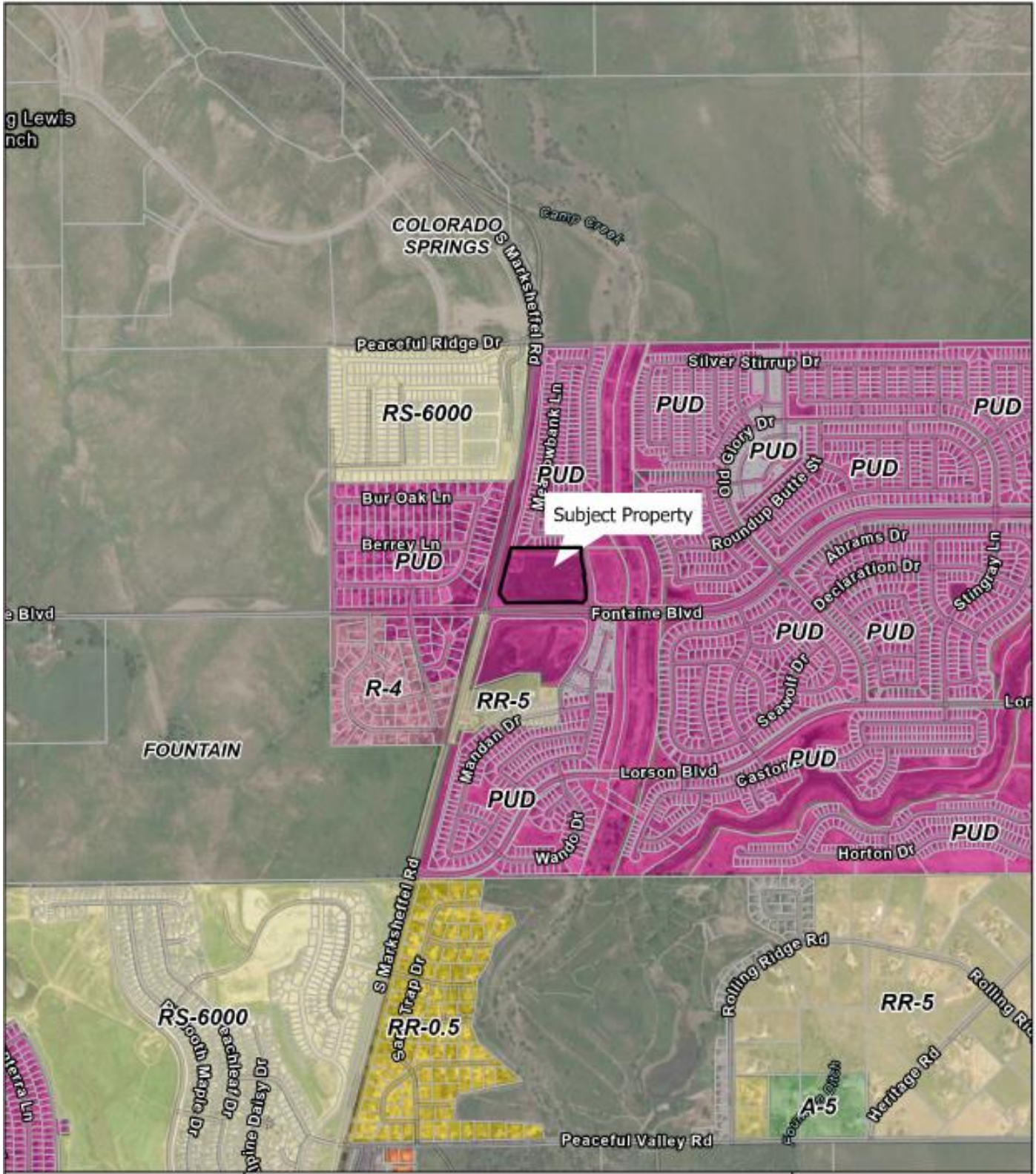
Commissioner District: 4

Planning Commission Hearing Date:	8/15/2024
Board of County Commissioners Hearing Date:	9/12/2024

EXECUTIVE SUMMARY

A request by Matrix Design Group for approval of a Map Amendment (Rezoning) of 9.73 acres from PUD (Planned Unit Development) to CS (Commercial Service). The property is located directly northeast of the intersection of Fontaine Boulevard and Marksheffel Road.





Zoning Map

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A. WAIVERS AND AUTHORIZATION

Waiver(s): There are no Waivers associated with this request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (As Amended):

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

C. LOCATION

North:	PUD (Planned Unit Development)	Single-Family Residential
South:	PUD (Planned Unit Development)	Vacant
East:	PUD (Planned Unit Development)	Vacant
West:	PUD (Planned Unit Development)	Single-Family Residential

D. BACKGROUND

The applicant is requesting to rezone the property from the PUD (Planned Unit Development), zoning district to the CS (Commercial Service), zoning district. The property was originally zoned PUD in 2006 with the Carriage Meadows at Lorson Ranch PUD (PCD File No. PUD06002). The PUD identified the subject property for commercial development with additional development guidelines. The owner is requesting a rezone to the CS zoning district to allow for more flexibility for future commercial development.

E. ZONING DISTRICT COMPARISON

The applicant is requesting to rezone 9.73 acres to the CS (Commercial Service) zoning district. The CS (Commercial Service) zoning district is intended to accommodate retail,

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wholesale or service commercial uses that serve the general public. The density and dimensional standards for the existing and proposed zoning districts are as follows:

	Existing Zoning District: PUD (Planned Unit Development)	Proposed Zoning District: CS (Commercial Service)
Maximum Density	-	-
Minimum Zone District	1 acre	2-acre
Minimum Width at Front Setback	-	-
Front Setback	25 feet	25 feet
Rear Setback	20 feet	25 feet
Side Setback	20 feet	25 feet
Maximum Lot Coverage	-	-
Maximum Height	45 feet	45 feet

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

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Recommended Land Uses:

Primary

- *Single-family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

b. Area of Change Designation: Minimal Change: Developed

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

c. Key Area Influences: The property is not located within a key area.

d. Analysis:

The subject property is currently zoned PUD and within that zoning district it is designated for commercial development. The proposed commercial rezone is consistent with the land uses identified in the Suburban Residential Placetype and is not expected to result in a significant change in character beyond what would normally be expected in the Minimal Change: Developed Area of Change. Relevant goals and objectives from the Master Plan are as follows:

Objective LU3-1 – *Development should be consistent with the allowable land uses set forth in the place types first and second to their built form guidelines.*

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Goal ED1 – Recruit new businesses and spur the development of growing sectors.

Objective ED3-6 – Prioritize commercial use as development opportunities arise in order to support the growing residential base in the rural areas.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

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

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Goal 1.2 – Integrate water and land use planning.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 7 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 7 for central water providers:

The Plan identifies the current demand for Region 7 to be 10,141 acre-feet per year (AFY) (Figure 5.1) with a current supply of 15,376 AFY (Figure 5.2). The projected demand in 2040 for Region 7 is at 15,846 AFY (Figure 5.1) with a projected supply of 25,241 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 7 is at 26,969 AFY (Figure 5.1) with a projected supply of 27,840 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 871 AFY is anticipated for Region 7.

A finding of water sufficiency is not required with a Map Amendment.

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3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Environmental Services was sent a referral and have no outstanding comments. No mitigation strategies were identified, but compliance with all state and federal regulations is expected.

The Master Plan for Mineral Extraction (1996) identifies valley fill in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Hazards were not identified as part of this application.

2. Floodplain

This site is not located within a defined floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Rate Insurance Map (FIRM) number 08041C10957G, effective December 7, 2018.

3. Drainage and Erosion

The property is in the Jimmy Camp Creek Drainage Basin (FOFO2000) which is a part of the El Paso County Drainage Basin Fee program. Drainage fees are not assessed with a Map Amendment (Rezoning) request. Drainage and erosion impacts will be addressed during the Final Plat application.

4. Transportation

A traffic study was submitted with the Map Amendment (Rezoning) request. Access is proposed via Carriage Meadows Drive, and Fontaine Boulevard which are owned and maintained by the County, and Marksheffel Road which is owned and maintained by the City of Colorado Springs. Offsite improvements are anticipated and identified in the traffic impact study. Additionally, a new traffic signal will be required at the intersection of Fontaine Boulevard and Carriage Meadows Drive.

The Road Impact Fee as approved by Resolution 19-471 will be assessed at the last land-use approval.



H. SERVICES

1. Water

A finding of water sufficiency is not required with a Map Amendment. Water is provided by the Widefield Water and Sanitation District.

2. Sanitation

Wastewater is provided by the Widefield Water and Sanitation District.

3. Emergency Services

The property is within the Security Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

4. Utilities

Electric will be provided by Mountain View Electric Association Inc.

5. Metropolitan Districts

The subject property is located within the Lorson Ranch Metropolitan District #7.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

There are outstanding major issues.

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 5.3.5 Map Amendment

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(Rezoning) of the El Paso County Land Development Code (As Amended), staff recommends the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are 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.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the CS (Commercial Service) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
3. The Applicant agrees on behalf of him/herself and any developer or builder successors and assignees that Applicant and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation shall be documented on all sales documents to ensure that a title search would find the fee obligation before sale of the property.

NOTATIONS

1. 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.

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2. 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.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 87 adjoining property owners on July 30, 2024, for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

Map Series
Letter of Intent
Rezone Map
Draft Resolution

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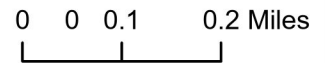


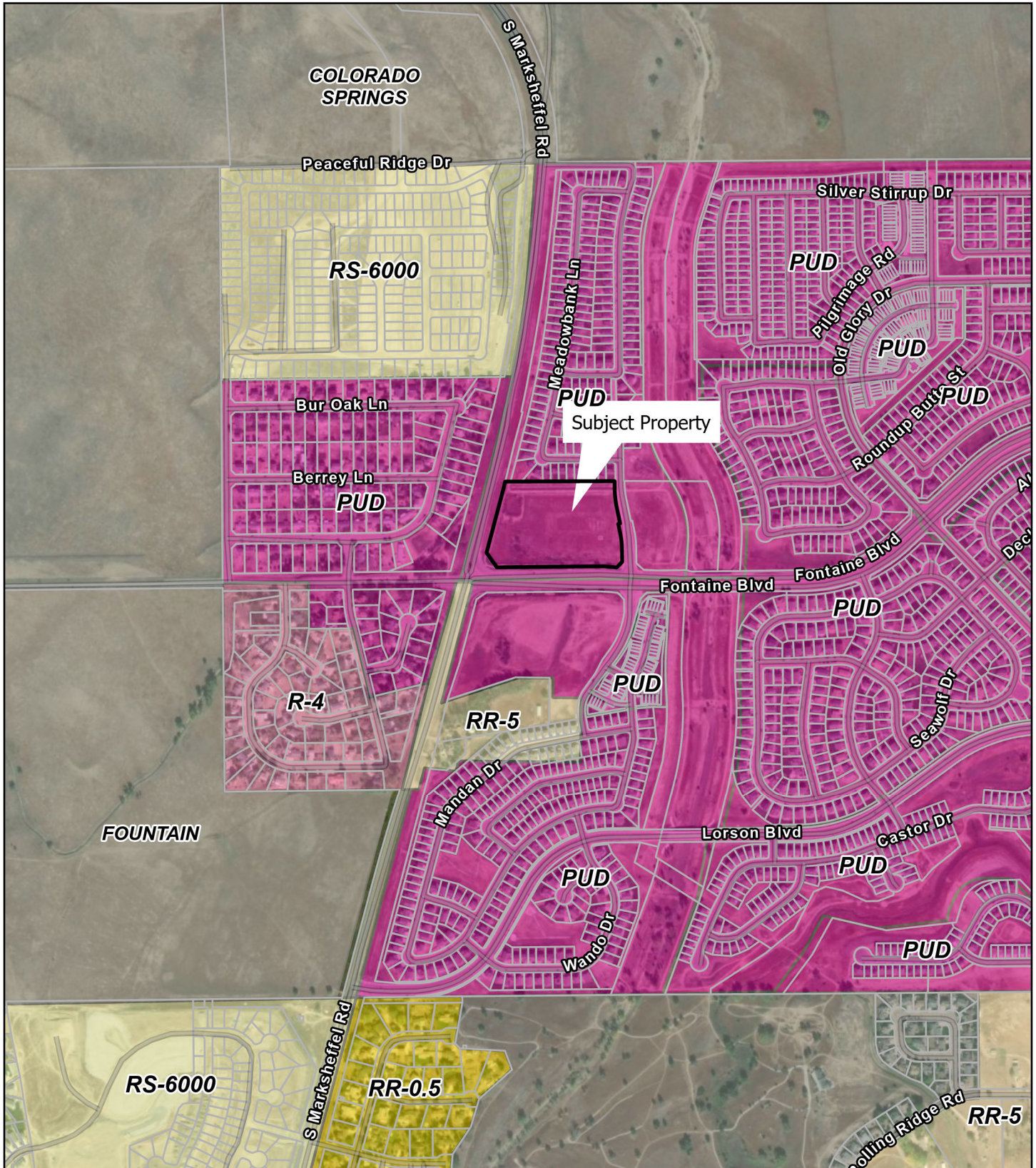
Aerial Map



File No. CS242

Map Series No. 1





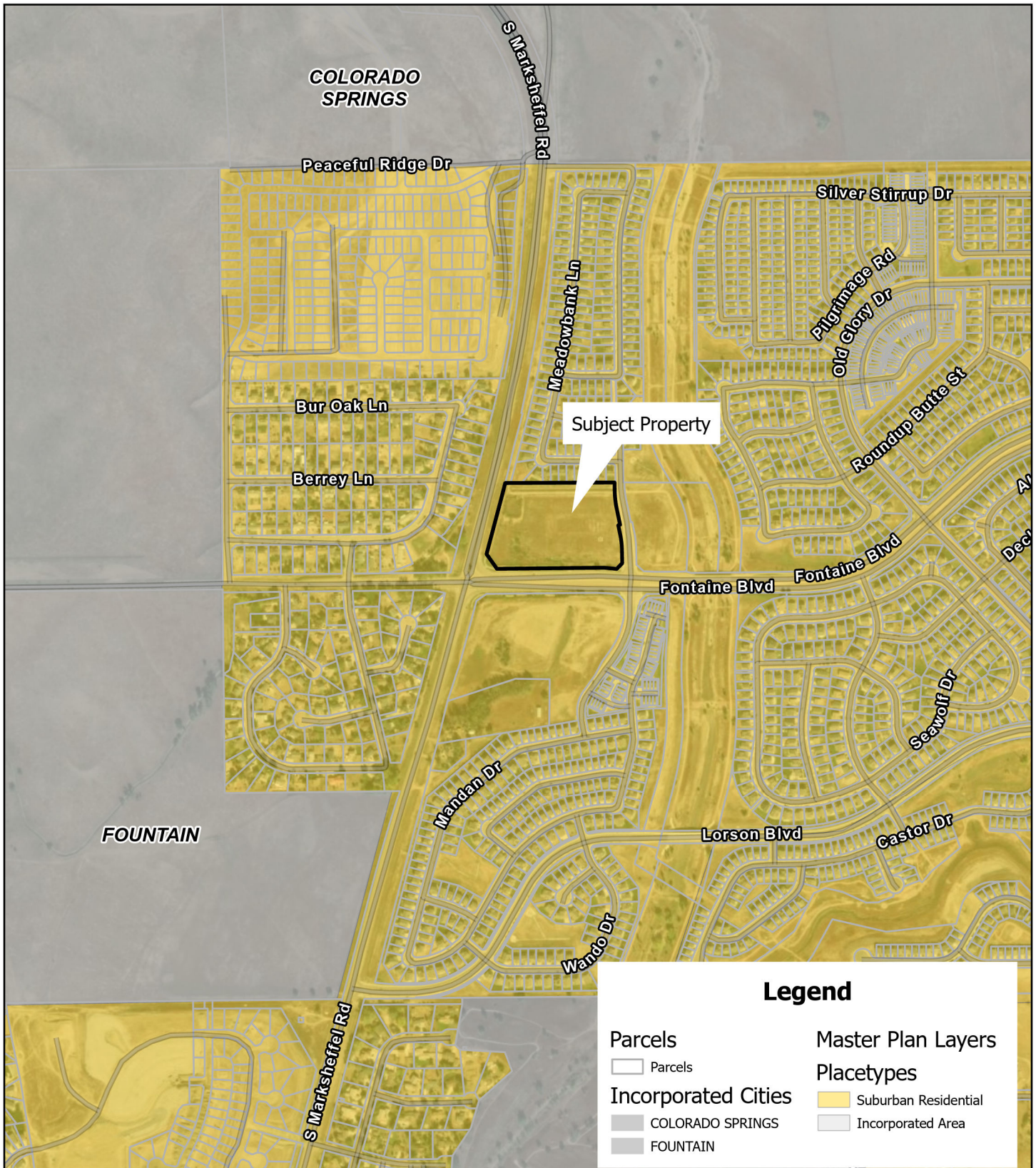
Zoning Map



0 0.1 0.2 Miles

File No. CS242

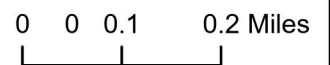
Map Series No. 2

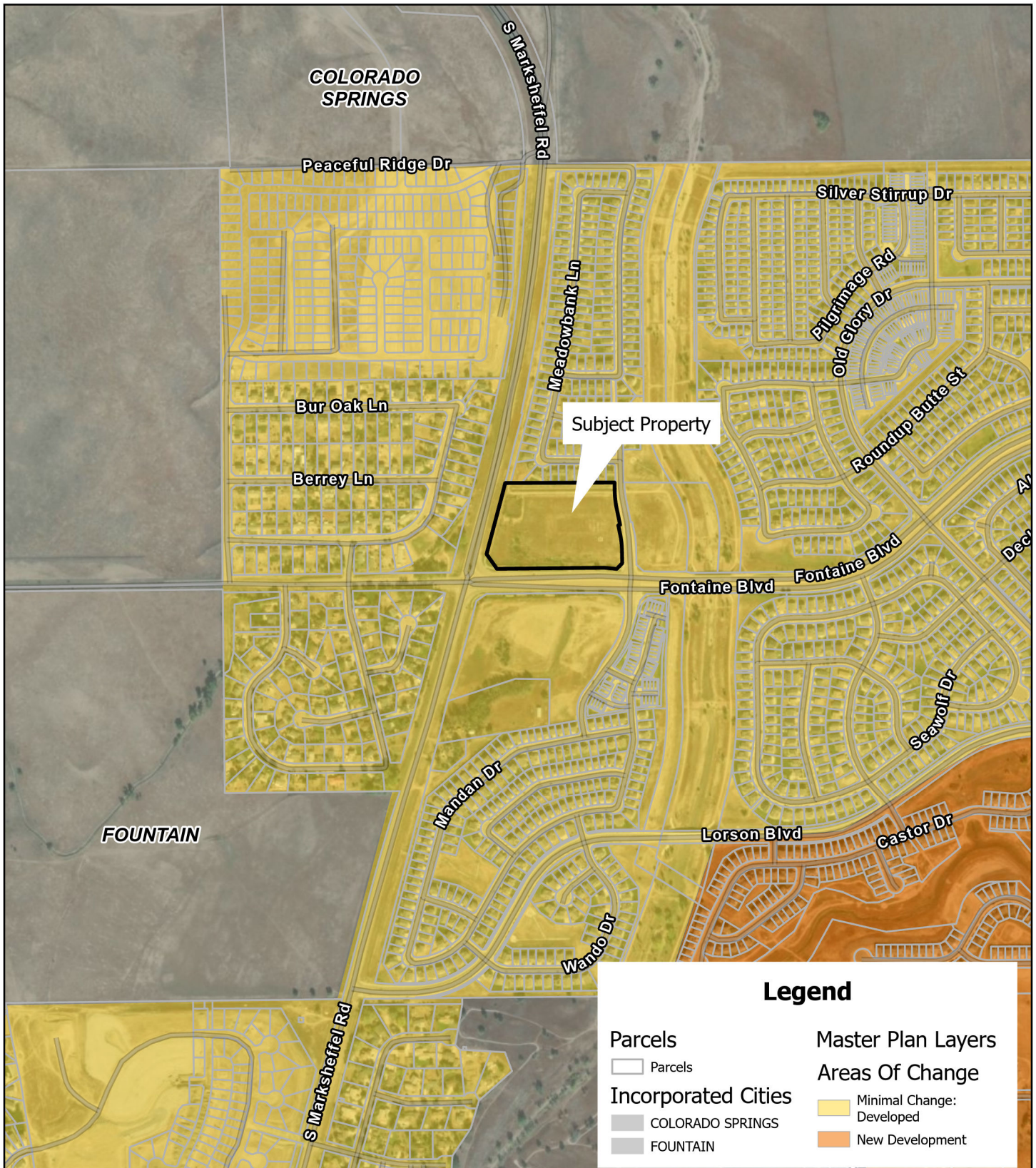


Placetypes Map

File No. CS242

Map Series No. 3

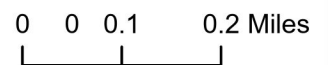




Areas of Change Map

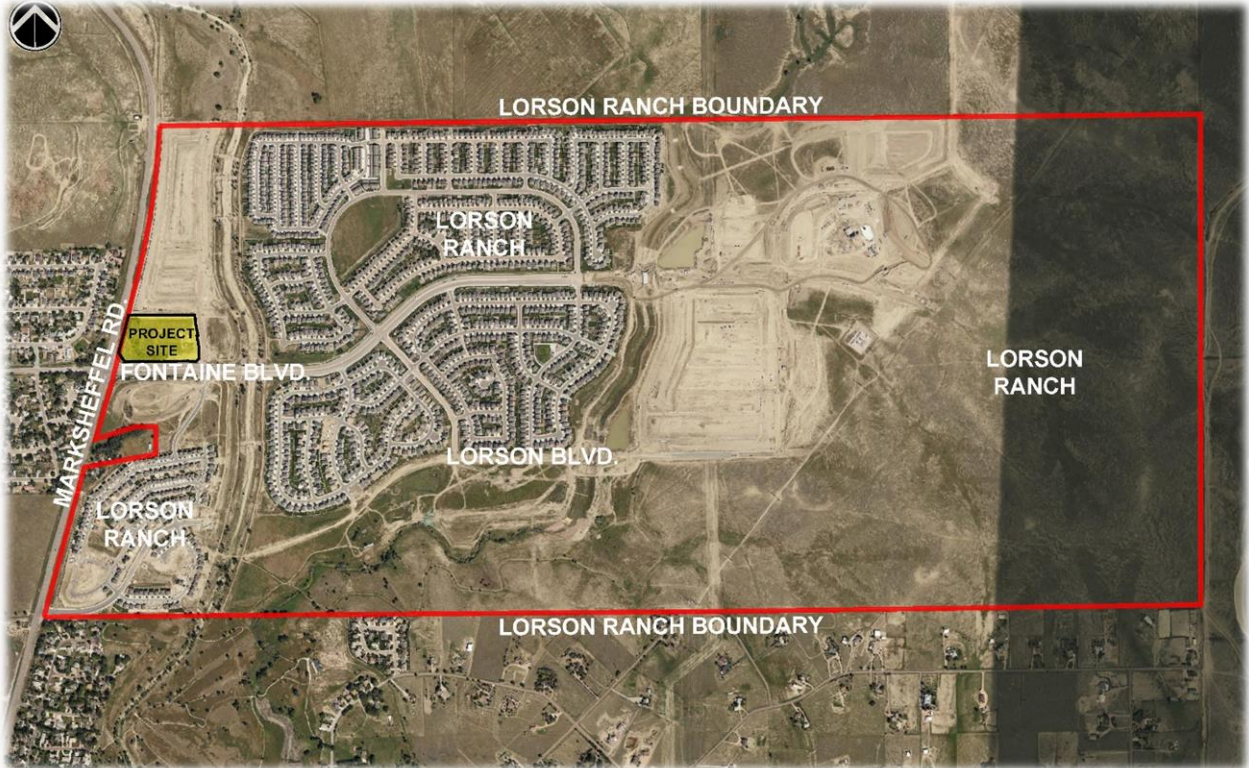
File No. CS242

Map Series No. 4



VILLAGE AT LORSON RANCH FILING 1
LETTER OF INTENT
REZONE AND PLAT

June 3, 2024 (REV-1)



PREPARED FOR:

Cradlan LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Owner/ Applicant: Cradlan LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No: 5515413054

Acreage: 9.73 Acres

Site Location, Size, Zoning:

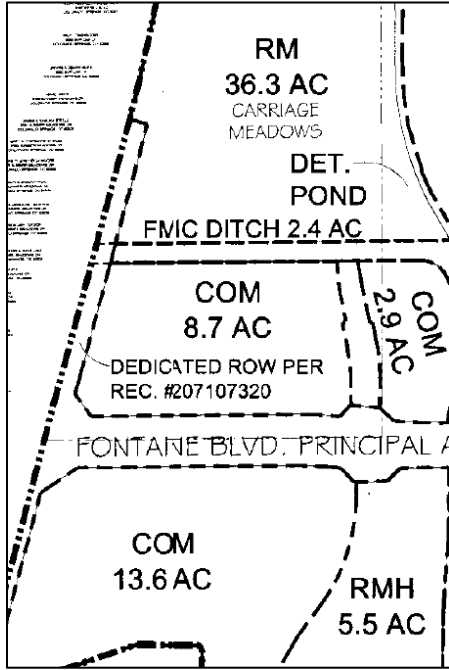
Matrix Design Group, on behalf of Cradlan LLC, is respectfully submitting rezone and plat applications for the proposed Village at Lorson Ranch Filing 1 commercial project. The proposed submittal seeks to rezone 9.73 acres from PUD Commercial to Commercial Service (CS) and replat 6 individual commercial lots. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts COM (Commercial Related Uses). The proposed rezone application submittal proposes Commercial Service (CS) zoning and is in compliance with the approved Sketch Plan. The proposed replat illustrates 6 commercial lots of approximately 1 to 2-acres in size each.

The site is bordered by Fontaine Boulevard to the south; Marksheffel Road to the west; Carriage Meadows Drive to the east; developed Lorson Ranch PUD zoned single-family property to the north (Residential Medium 7-10 DU/ Acre). The parcel that makes up this submittal is vacant with no existing buildings or structures. The site contains no natural drainage ways or significant natural features. The site does contain existing drainage facilities and improvements which shall remain. Village at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water/ wastewater.

The subject site is within the City of Colorado Springs Annexation Interest Area however, the City has previously expressed no interest in annexation for the Lorson Ranch community.

Request & Justification:

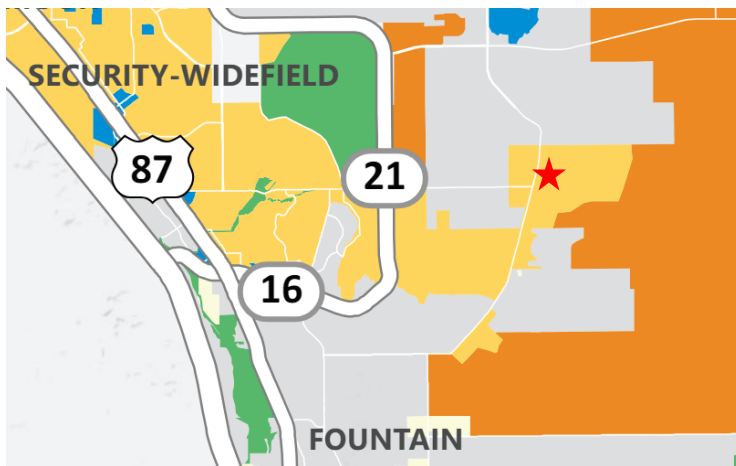
The purpose of this application is to request approval of a Rezone and Replat for a portion of Lorson Ranch located at the northeast corner of Marksheffel Road and Fontaine Boulevard.



The proposed submittal seeks to rezone 9.73 acres from PUD Commercial to a straight Commercial Service (CS) zone district. The straight zone district designation will make future development of the commercial lots simpler as the CS zone district outlines the design standards and guidelines. A proposed replat illustrates 6 commercial lots of approximately 1 to 2-acres in size each. Future plan submittals will determine the final layout and design of the individual commercial parcels. The proposed rezone parcel is currently zoned PUD and is part of the Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016. This Master Plan depicts the parcel as COM (Commercial Related Uses).

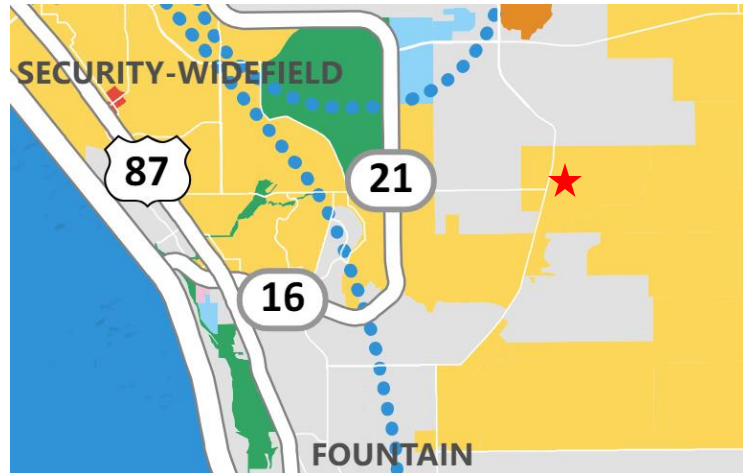
The proposed rezone complies with the intent of PUDSP 162, condition no. 7, and will simplify the process of having numerous submittals, a predefined set of design guidelines and standards, and eliminate

the PUD review criteria with future submittals.



The subject site is within the Area of Change, Minimal Change: Developed. This includes developed areas that are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses.

The subject site is within the Placetype of Suburban Residential. The primary land use within Suburban Residential is Single-Family Detached Residential and includes supporting land uses of Single-Family Attached, Multi-Family, Parks/ Open Space, Commercial Retail, Commercial Service, and Institutional.



Commercial Service (CS) Zoning Requirements

The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public. Use Types will conform to the Allowed and Special Use requirements of LDC Chapter 5, Table 5-1.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Village at Lorson Ranch would help to fulfill desirability and demand for additional Commercial Retail and Commercial Services within El Paso County as well as serve the few thousand residential units existing and proposed within the Lorson Ranch development. As illustrated in the recently approved Your El Paso County Master Plan, the place based approach is not focused on the use of a specific parcel, but rather is concerned with the collective mix of uses that establish a place within the El Paso County community. The Commercial component of Lorson Ranch was always planned for and intended to be on the subject parcel per the approved Lorson Ranch Minor Sketch Plan Amendment.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a demand for the proposed Commercial land use to serve the planned +/- 6,500 residential units within Lorson Ranch as well as the growing areas adjacent to the proposed commercial parcels.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed Village at Lorson Ranch will incorporate commercial retail and commercial services into the community. The proposed site is not located within a "Key Area" but is located within an area of change (Minimal Change: Developed). The site has a place type of Suburban Residential which has a primary land use of Single-Family Residential and supporting land uses of both Commercial Retail and Commercial Services. The proposed rezone supports this place type as well as the existing Lorson Ranch Minor Sketch Plan Amendment. Additionally, the Commercial

land use supports **Goal 1.3** *Encourage a range of development types to support a variety of land uses.*

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The proposed Village at Lorson Ranch will be served by existing infrastructure to include water and wastewater services, electricity, and roadways. These utilities have been planned for long in advance with capacity to serve the commercial development.

2. *Does the development trigger the need for such infrastructure?*

The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development may require expansion of some existing facilities meeting **Goal LU4**: *Continue to encourage policies that ensure “development pays for itself”*. The extension of existing utilities and facilities into this site will be determined with future, more detailed developments.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed Village at Lorson Ranch will require a roadway to be designed and built to provide internal access to the commercial uses. Internal trail and/or sidewalk connections will be provided as necessary to connect to existing pedestrian systems within the development. This supports **Goal TM2** *Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

El Paso County Map Amendment (Rezoning) Approval Criteria:

1. *The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;*

The application is in conformance with the El Paso County Master Plan as listed above.

2. *The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;*

The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts COM (Commercial Related Uses). The proposed rezone application submittal proposes Commercial Service (CS) zoning and is in compliance with the approved Sketch Plan and applicable provisions.

3. *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and*

The proposed submittal seeks to rezone 9.73 acres from PUD Commercial to a straight Commercial Service (CS) zone district. The straight zone district designation will make future development of the commercial lots simpler as the CS zone district outlines the design standards and guidelines. The site has been planned as Commercial on the approved Lorson Ranch Sketch Plans (s) and is compatible with the adjacent land uses and PUD zoning.

4. *The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.*

The proposed submittal seeks to rezone 9.73 acres from PUD Commercial to a straight Commercial Service (CS) zone district. The straight zone district designation will make future development of the commercial lots simpler as the CS zone district outlines the design standards and guidelines.

El Paso County Replat Approval Criteria:

1. *The replat complies with this Code, and the original conditions of approval associated with the recorded plat;*

The proposed Replat complies with the El Paso County Land Development Code and the original conditions of approval.

2. *No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;*

The proposed Replat will not create any nonconforming lots.

3. *The replat is in keeping with the purpose and intent of this Code;*

The proposed Replat is in keeping with the El Paso County Land Development Code.

4. *The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;*

The proposed Replat conforms to the required findings of a major subdivision.

5. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

The proposed parcels will gain access from a private internal access drive that runs between Marksheffel Road and Carraige Meadows Parkway. A right-in only is also proposed along Fontaine Boulevard.

6. *The approval will not adversely affect the public health, safety, and welfare; and*

The proposed Replat will not adversely affect public health, safety, and welfare. The site has always been master planned as a future Commercial site.

7. *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.*

The Village at Lorson Ranch will be subject to new CC&Rs.

El Paso County Water Master Plan:

Village at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filing. There are no proposed wells or individual septic systems within Village at Lorson Ranch. A WWSD intent to serve commitment letter is provided with the Water Report.

In addition, Village at Lorson Ranch meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies

through integrated master planning of site planning, landscape and water resource best management practices.

Total Number of Residential Units, Density, and Lot Sizes:

No residential units are proposed.

Total Number of Industrial or Commercial Sites:

The proposed Replat illustrates 6 commercial lots of approximately 1 to 2-acres in size each. Future plan submittals will determine the final layout and design of each commercial parcel. There are no industrial sites being proposed.

Phasing Plan and Schedule of Development:

The project will be constructed in multiple phases; however, at this time exact phasing is unknown. Future plan submittals will further detail the commercial development and proposed phasing.

Areas of Required Landscaping:

The proposed internal landscape design (5%), adjacent residential district buffering, and streetscape planting requirements shall comply with the EPC LDC. The landscape design will be shown in more detail at the time of future plan submittals. There are no landscape waivers being requested at this time and there is no open space requirements as part of commercial development.

Types of Proposed Recreational Facilities:

There are no recreational facilities being proposed with this application for rezone as there are no open space requirements. Potential trail corridors and/or connections within the proposed project limits will be coordinated during the preliminary plan and final plat submittals as part of the detailed layout.

Traffic Engineering:

Vehicular access as illustrated in the Traffic Impact Study is proposed with all roadways to be private. A waiver has been included to permit the private roadway. A main access point is proposed on Carriage Meadows Drive. A right-in only access point is proposed along Fontaine Boulevard. This right-in only access point will require a deviation. A second deviation is required for to permit pedestrian crossings greater than 48 feet. See below for more information. Road impact fees to be calculated at time of building permit as may be required.

School District:

N/A

Proposed Services:

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

Impacts associated with the Rezone Application:___

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0976G' effective date December 7, 2018.

Site Geology: A Soils and Geology Study is submitted with this application.

Wetlands: There are no natural drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria will be 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. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help 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.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Village at Lorson Ranch with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

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

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White-Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

Deviation Requests (see Deviation Request and Decision Forms):

1) ROADWAY ACCESS CRITERIA

Requested Deviation: To permit right-in only access from Fontaine Boulevard into the Village at Lorson Ranch project.

Justification: The deviation will help reduce the amount of commercial traffic on Carriage Meadows Drive. Additionally, the right-in only access point is approximately 440' feet from the intersection of Fontaine Boulevard and Carriage Meadows Drive. All of the turn movements will take place in an existing auxiliary lane where speeds are already reduced and nowhere near the design speeds of Fontaine Boulevard.

2) PEDESTRAIN REFUGE / CROSSWALK LENGTH GREATER THAN 48 FEET

Requested Deviation: 2 of the 4 crossing locations at the intersection of Fontaine Blvd and Carriage Meadows Drive will have a crossing length slightly greater than 48 feet.

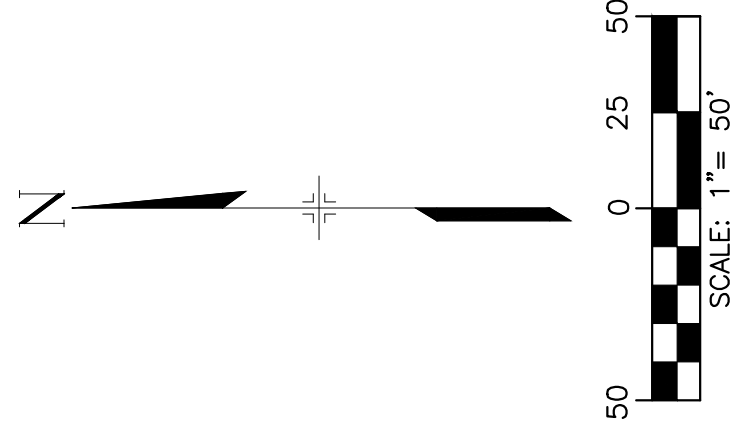
Justification: The proposed deviation is requested because of the considerable amount of modification and expansion to accommodate pedestrian refuge pork chop islands at all 4 sides of the intersection. Modification would include relocation of (2) 6'x12' concrete electric vaults, relocate a 25' long Type R inlet, relocate a 5' long Type R inlet and reconstruct a portion of storm sewer, additional pavement/curb/sidewalk reconstruction and expansion, and ROW taking at 3 of the 4 intersection corners. The addition of corner refuge islands will also make the sight of oncoming traffic from the Carriage Meadows intersection approaches more difficult to see than not installing the corner islands.

Waiver Requests (see Waiver Request):

1) PUBLIC ROADS REQUIRED

Requested Deviation: To permit a private road internal to the subject commercial project.

Justification: The proposed roadway will closely follow the minimum requirements of a typical urban local roadway per the ECM. The proposed roadway will have a 50'-56' wide access easement, with two 15-18' lanes of asphalt paved travel (30'-36' total pavement width), type A curb & gutter on each side of the road, and a 5' wide attached walk along the south side of the roadway.



CONSULTANTS: Matrix PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER 2405 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208			
OWNER/DEVELOPER: CRADLAN LLC 212 WAHSATCH AVENUE, STE 301, COLORADO SPRINGS, CO 80903-3476 CLIENT PHONE (719) 635-3200			
APPROVAL:			
VICINITY MAP: 			
PROJECT: VILLAGE AT LORSON RANCH FILING 1			
COLORADO SPRINGS, CO JUNE 03, 2024			
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	06/03/2024	REVISED PER COUNTY COMMENTS	RAF
DRAWING INFORMATION: PROJECT NO: 24-1129-025 DRAWN BY: AV CHECKED BY: RF APPROVED BY: AP SHEET TITLE:		ZONE MAP	
ZC01		SHEET 1 OF 1	
CITY FILE NO.:		LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2, SE1/4) SECTION 15, T15S, R67W, OF THE 60TH AND 61ST MERIDIAN, COLORADO, BEING THE 6068 SQUARE FEET (0.138 ACRES) COMMENSURATE WITH PARCEL 15014 221023 AT LORSON RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 218714242 IN THE RECORDS OF EL PASO COUNTY, COLORADO. SAID PARCEL CONTAINS A CALCULATED AREA OF 423,608 SQUARE FEET (9.726 ACRES, MORE OR LESS).	

FILE LOCATION: S:\24-1129-025 VILLAGES AT LORSON RANCH\500 CAD\504 PLAN SET\RSREZONE\ZC01.DWG

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. CS242

VILLAGE AT LORSON RANCH REZONE

WHEREAS, Matrix Design Group did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the PUD (Planned Unit Development) zoning district to the CS (Commercial Service) zoning district; and

WHEREAS, a public hearing was held by this Commission on August 15, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Windsor Ridge Homes for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the PUD (Planned Unit Development) zoning district to the CS (Commercial Service) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are 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.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-30 (Residential Multi-Dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. 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.

2. 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.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

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

DONE THIS 15th day of August 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

A PARCEL OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2, SE1/4) SECTION 15, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING TRACT D OF "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 218714242 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS A CALCULATED AREA OF 423,608 SQUARE FEET (9.725 ACRES, MORE OR LESS).

