

CREEKSIDE SOUTH AT LORSON RANCH FILING 1

Final Plat SF-20-017

Vicinity Map:



Developer/ Owner:

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Site Location, Size, Zoning:

The applicant, behalf of Lorson LLC Nominee, is respectfully submitting a final plat application for the Creekside South at Lorson Ranch Filing 1 to implement the approved recorded Creekside South PUD and preliminary plan. The 64.26 acre final plat area is located within the south-central portion of Lorson Ranch east and south of the East Tributary of Jimmy Camp Creek and south of Lorson Boulevard. The Creekside South Final Plat implements an approved component of the phased Lorson Ranch Development and is the remaining parcel of land to be developed adjacent to the East Tributary of Jimmy Camp Creek. The site is currently zoned PUD (Residential Medium 7-10 DU/Acre) as illustrated on the Lorson Ranch Sketch Plan Amendment approved on April 21, 2016. The Creekside South PUD (PCD File No. PUDSP-20-1) has been approved by the Planning Commission and BOCC.

The parcels included in the final plat are currently vacant with no structures. However, as part of previous developments within Lorson Ranch, a detention pond was previously graded and underground utilities were completed to include construction of a large detention facility (Pond E2) and sewer/water main extensions. The existing detention facility shall remain and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities. There also an existing 100' FMIC Ditch easement that shall remain. The proposed development will not interfere with this easement and will meet all necessary requirements.

Request & Justification:

The purpose of this application is to request approval of a final plat for the Creekside South at Lorson Ranch Filing 1 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading is requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 200 new single-family lots, 7 open space tracts, and one future development tract on 64.26 acres at a density of 3.43 DU/ Acre. The site layout for Creekside predominately includes a minimum lot size of 45' x 85' (3,825 SF) with several areas containing larger lot sizes particularly along open space, cul-de-sacs, and along roadway knuckles. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by the East Tributary of Jimmy Camp Creek to the west and north, the Apple Ridge Subdivision & Peaceful Valley Lake Estates First Filing (single family subdivisions) on the south, and Trappe Drive to the east. The existing homes and developments to the south within the Apple Ridge subdivision and Peaceful Valley Estates are buffered by larger building setback within larger lots on the south side of this development. There is no proposed access to the south into Peaceful Valley Estates.

Trappe Drive and streets within Lorson Ranch East Filing No. 4 have been constructed which will provide access to this site. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the drainage ways. Within the Creekside South at Lorson Ranch development, open space and community connections are planned providing easy access to open space along the East Tributary of Jimmy Camp Creek as well secondary, internal sidewalk connections to an interior park. The final plat will create 12.90 acres of open space which is 20.3% of the total site acreage where only 6.43 acres (10%) of open space is required within the PUD zoning district.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

As with previous Lorson Ranch developments, Creekside South at Lorson Ranch will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW issues with previous agreements remaining in effect.

El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan.:

The Creekside South at Lorson Ranch Filing 1 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Creekside South at Lorson Ranch Filing 1 conforms to the approved sketch plan and Lorson Ranch Creekside South PUD / Preliminary Plan. The Creekside South Final Plat is compatible with both the existing and allowed land uses found within Lorson Ranch. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the Creekside Filing 1, Pioneer Landing Filings 1-3, Ponderosa at Lorson Ranch, the Meadows at Lorson Ranch, Carriage Meadows South and the recently approved Lorson Ranch East project. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character.

Five (5) lots along the southern development boundary are 2.5 acres with 100' no build setbacks and buffer against the rural density lots (5-acre lots) within the Peaceful Valley Lake Estates Subdivision as required by previous BOCC approvals of the overall urban densities in Lorson Ranch. A neighborhood meeting was held to discuss proposed densities and neighbors in the Peaceful Valley Lake Estates Subdivision were supportive of rural density (2.5 acre) lots at the southern Lorson Ranch boundary. (See vicinity map for location details). The 100' setback is reflected on the approved Lorson Ranch Sketch Plan.

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

The plat is within the overall Lorson Ranch development for which utility and infrastructure improvements have been provided to meet existing and planned development needs. Additional extensions of these facilities will be provided with the development of this final plat area. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services can support the proposed housing units as these services were designed, planned, and constructed to accommodate proposed densities.

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

Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the south and north. To the west the Jimmy Camp Creek East Tributary creates a natural amenity and buffer between Lorson Ranch neighborhoods.

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

The subject property is located within Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states: "Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of

Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25.”

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

School District:

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.

Total Number of Residential Units, Density, and Lot Sizes: 200 Single-Family Detached Residential Units for a density of 3.43 DU/ Acre. The site layout includes minimum lot sizes of 45’ x 85’ (3,825 SF), 50’x110’ lots, and larger 2.5-acre lots on the south side. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Total Number of Industrial or Commercial Sites:

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

Phasing Plan and Schedule of Development:

The Creekside South at Lorson Ranch Filing 1 project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are existing easements including the FMIC Ditch that shall remain. Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

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

12.901 acres of open space which is 20.3% of the total site acreage where only 6.43 acres (10%) of open space is required within the PUD zoning district.

The PUD and Preliminary Plan were approved with 12.901 acres of open space which is 20.3% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Much of the proposed open space will be contiguous open space along the Jimmy Camp East Tributary along the northern and western areas of the development. Per the EPCLDC

PUD requirements, the minimum amount of required open space is 10% of the project or 6.43 acres. Of this, 20% or 1.29 acres must be contiguous and usable. This site contains 6.99 acres (54%) in useable form which includes an urban park located in Tract G (1.37 acres) to be constructed. Construction of the park will apply as credits against the urban park fees of \$59,000. The open space will also include walking trails located in Tract F (5.62 acres). The Lorson Ranch Metropolitan District will own and maintain the open space and park. The final plat will create ample open space acreage of which nearly all is contiguous. The total open space 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.

Traffic Engineering:

Creekside South at Lorson Ranch Filing 1 will gain public access from Lorson Blvd. and Fontaine Boulevard constructed as part of the Lorson Ranch East developments. Both streets connect to Marksheffel Road and both cross the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. and Trappe Drives are residential collector streets within Lorson Ranch constructed as part of Lorson Ranch East Filing No. 1 and No. 4. There are two points of access being provided from Trappe Drive into the Creekside South Filing No. 1 development via local residential roadways. There will be no direct lot access to any collector roadways. There are no traffic related deviations being requested at this time.

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

Floodplain: Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0975G', effective date 'December 7, 2018'. All floodplain is contained within open space tracts adjacent to the creek.

The Jimmy Camp Creek East Tributary located in Tracts B, C, D, E, and F and are to be owned and maintained by the Lorson Ranch Metropolitan District No. 1. Jimmy Camp Creek East Tributary channel improvements to be completed by the developer/ owner as required for the Creekside Filing No. 1 plat.

- **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Trappe Drive. Proposed facilities consist of local residential roads, watermain, sanitary

sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond E2) and one new detention/WQ pond (Pond J) will serve this site. The East Tributary of Jimmy Camp Creek is located on the north side of this plat and is required to be stabilized from the south property line north to the tie into the previously stabilized portions on the north side of the site. The East Tributary will be stabilized with Creekside Filing No. 1 per construction drawings prepared by Kiowa Engineering for this section of creek. The creek improvements do not require a CLOMR and are covered in the existing ACOE permit for the East Tributary for work in the floodplain. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.

- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Creekside South at Lorson Ranch Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **TRAFFIC IMPACT FEE:** This final plat will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.
- ❑ **MAILBOX LOCATION:** Creekside South at Lorson Ranch Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located within the street ROW and easements.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the

school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school is constructed and is operational. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek.