


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
Mark Waller, Chair

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

RE: Project File #: PUDSP-19-010
Project Name: Ponderosa at Lorson Ranch Filing No. 3
Parcel Nos.: 55143-01-027

OWNER:	REPRESENTATIVE:
Love in Action 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:	6/16/2020
Board of County Commissioners Hearing Date	7/14/2020

EXECUTIVE SUMMARY

A request by Love in Action for approval of a map amendment (rezoning) of 10.38 acres from an overall zoning and conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) plan to allow for the development of 90 single-family attached residential lots, rights-of-way, drainage, open space, and utility tracts. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. Approval by the Board of County Commissioners 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 Fontaine Boulevard, East of Marksheffel Road, adjacent to Old Glory Drive and is within Section 14, Township 15 South, Range 65 West of the 6th P.M. The subject property is located within the boundaries of the Highway 94 Comprehensive Plan (2003) area.

A. REQUEST/MODIFICATIONS/AUTHORIZATION

Request: Approval of a map amendment (rezoning) from zoning and conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) to develop 90 single-family attached residential lots within a 10.38-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan.

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 requests 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.

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 roads. 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.

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.

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 homeowner’s association. No modifications from the ECM are requested.

2. The applicant is requesting a PUD modification to Sections 8.4.6.1.g. and 8.4.6.2.d.i of the Code to allow for blanket utility easements because of the proposed small lot sizes of less 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. The proposed PUD/Preliminary Plan depicts 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 within 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.

Allowing blanket utility easements is proposed to provide more flexibility for the utility providers to install the infrastructure within a broader easement area. If the easements are not in the correct location, then installation and maintenance can be challenging. Mountain View Electric Association, Black Hills Energy, and Widefield Water and Sanitation District have no objection to the requested modification.

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicant has worked directly with Mountain View Electric Association, Black Hills Energy, and Widefield Water and Sanitation District and the utility providers have no objection to the requested modification.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval. 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: As a Consent item at the June 16, 2020 hearing.

Recommendation: Approval based on recommended conditions, notations, and modifications.

Waiver Recommendation: N/A

Vote: 5 to 0

Vote Rationale: N/A

Summary of Hearing: The applicant was represented at the hearing.

Legal Notice: Advertised in Shopper's Press on June 24, 2020.

C. APPROVAL CRITERIA

The BOCC shall determine that the following the 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 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)	Single-family residential

E. BACKGROUND

The proposed Ponderosa at Lorson Ranch Filing No. 3 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, minor changes to the allowed density 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. Subsequent plats are required to submit a development specific traffic study. No roadways have been shown to require a further upgrade post the minor sketch plan amendment.

The Ponderosa at Lorson Ranch Filing No. 3 PUD is located near the center of the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-001), which established a density of 7 - 10 dwelling units per acre in the subject area. The proposed PUD rezoning proposes an average density of 8.7 dwelling units per acre and includes the development of 90 attached single-family lots (3.46 acres), 2.17 acres of private right-of-way, and 4.74 acres of drainage, utilities, public improvements, associated easements, landscape, and open space tracts. Lorson Ranch Metropolitan District No. 1 is anticipated to maintain the landscape tracts adjacent to the public right-of-way and the detention facility. A homeowners' association is anticipated to own and maintain the balance of the tracts and private roadways. The minimum lot size proposed within the PUD development plan is 1,275 square feet. Section 4.2.6.F.8 of the Land Development Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 10.38 acres in size, which would require a total of 1.03 acres of open space area. The applicant is providing 1.56 acres of designated open space, which exceeds the minimum PUD development standard

If the Ponderosa at Lorson Ranch Filing No. 3 PUD Development Plan and Preliminary Plan are approved, and a finding of water sufficiency for water 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 and Preliminary Plan are 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 RM (Residential Medium, 7-10 dwelling units per acre) for the subject property and is predominately surrounded by the same density, 7-10 dwelling units per acre, except for the northwestern boundary of the development which is designated as RMH (Residential Medium High, 10-13 units per acre). The development proposes an overall density of 8.7 dwelling units per acre, which is within the density range allowed for this area under 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 the planned and existing urban single-family residential development in the area, particularly to 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 service to the development. Please see the Water Master Plan section below for additional analysis regarding master plan consistency pertaining to water. 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 above, is approved.

The proposed PUD and preliminary plan include multiple tracts that are anticipated to serve as open space areas. The plans depict internal sidewalks to connect to the existing pedestrian network within the overall Lorson development, which also connect to a 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. The policies promote conservation of open space and to promote the efficient development of the property by minimizing infrastructure costs.

4. Small Area Plan Analysis

The Ponderosa at Lorson Ranch Filing No. 3 PUD/Preliminary Plan is within the Highway 94 Comprehensive Plan (2003) area. Specifically, the proposed PUD/preliminary plan is within Sub-Area 4, Colorado Centre, of the Highway 94

Plan. The subject property is located north of Fontaine Boulevard. Fontaine Boulevard is depicted as the southern boundary line of the Plan area.

The Colorado Centre Sub-Area includes several development “recommendations”. The “recommendations” identified on page 140 within the Plan are as follows:

- “An overriding concern in the Sub-Area is compatibility with City industrial and residential areas.”
- “Urban uses are recommended for County enclaves surrounded by the City of Colorado Springs. Enclaves should be built to City standards and ultimately annexed in the City of Colorado Springs.”
- “Within unincorporated areas of the Sub-Area, five-acre densities are recommended. 35-acre densities are recommended east of Jimmy Camp Creek. Once City properties are developed, five-acre densities should be accommodated east of Jimmy Camp Creek.”

Approval of the original Lorson Sketch Plan (2003) and overall PUD development plan (2005) created an inconsistency with the third recommendation for the Sub-Area regarding densities east of Jimmy Camp Creek. Near the time of the sketch plan and overall PUD plan approval central services for water and wastewater were made available with expansion of the service area of the Widefield Water and Sanitation District into the Sub-Area. Such physical expansion allowed for urban development within the County without requiring annexation into the City of Colorado Springs. The availability of central services inherently impacted the character of the Sub-Area by changing it from planned rural and low-density residential development to significantly more urban, higher density development.

5. Water Master Plan Analysis

The EI 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.

Goal 1.2 – Integrate water and land use planning.

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.

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 Pleasant Valley located south of Lorson Ranch. 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 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. Please see the Water section below for a summary of the water findings and recommendations for the proposed development in regard to water quantity, dependability, and quality.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Environmental Division and Colorado Parks and Wildlife (CPW) was sent a referral and have no outstanding comments.

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 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.

The El Paso County Parks Master Plan (2016) does not identify a trail within the subject property. However, the Jimmy Camp Creek regional trail is located 0.22 miles west of the development area. The applicant has depicted sidewalk connections to the neighboring subdivisions which provide pedestrian connectivity to the regional trail.

The El Paso County Major Transportation Corridors Plan (2016) is discussed below in Section G.5 of this report.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the combined PUD and preliminary plan application that would impede development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

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.

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).

Ponderosa at Lorson Ranch Filing No. 3 generally drains to the south to an existing drainageway and storm drain system that eventually outfalls to the Jimmy Camp Creek main channel north of Fontaine Blvd. Jimmy Camp Creek is approximately 1,100 feet west of this proposed subdivision. An existing detention basin constructed in 2006 is part of the existing storm drainage system; however, since that detention basin does not meet current full-spectrum detention (FSD)

and water quality capture volume (WQCV) requirements, a new FSD basin is proposed at the south corner of Ponderosa at Lorson Ranch Filing No. 3. The Preliminary and Final Drainage Report for Ponderosa at Lorson Ranch Filing No. 3 concludes that "The proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream."

Drainage and bridge fees for this subdivision were accounted for in the Ponderosa at Lorson Ranch Filing No. 1 Final Plat which platted this parcel as Tract L.

The applicant has submitted a grading and erosion control plan which meets the ECM criteria. The plans will be approved prior to pre-development grading and earthwork on the site.

5. Transportation

The proposed Ponderosa at Lorson Ranch Filing No. 3 development is located 1,000 feet north of the west intersection of Fontaine Boulevard and Old Glory Drive. The development proposes to take access from new private roads connecting to Old Glory Drive at existing intersections of Bearcat Loop and Little Dogie Drive. The roads within this development are proposed to be private, local, paved roads.

As noted in the Request/Modifications/Authorization Section of this report above, PUD modifications allowing for private roads have been requested. Posted speed limits and no-parking areas are proposed, as appropriate, for the private road design. The subdivision homeowners' association will be responsible for maintenance of the private roads with funding from HOA dues.

Conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) is not an issue with this project, which is a replat within a developed subdivision, because it is anticipated to generate less traffic than previous models when originally platted. Traffic generated from the 90 dwelling units proposed in this development will be approximately 659 average daily trips (ADT), which is less than the previously planned use of Tract L as an elementary school (945 ADT). This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended.

H. SERVICES

1. Water

Widfield Water and Sanitation District provides water service and has committed to serve the property.

Water Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a recommendation of a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Wastewater is provided by Widefield Water and Sanitation District. The District has provided a wastewater commitment letter demonstrating the District has adequate capacity to serve the development.

3. Emergency Services

The property is within the Security Fire Protection District. The District provided a commitment letter and provided an approval of the PUD plan design.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property.

5. Metropolitan Districts

The property is within Lorson Ranch Metropolitan District No. 3 and is also anticipated to be included into Lorson Ranch Metropolitan District No. 1, which have a combined mill levy of 66.67 mills. The applicant has stated that District No. 1 will be responsible for maintaining the detention pond, 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 and 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 the final plat.

The EPC Community Services Parks Division has provided the following comment which will be incorporated into the anticipated final plat(s) recommended conditions of approval:

“Recommend to the Board of County Commissioners that approval of Ponderosa Filing No. 3 at Lorson Ranch include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$41,040, and urban park fees in the amount of \$25,920. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.”

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 Grand Mountain Elementary (K-8) School located northeast of the roundabout is complete.

I. APPLICABLE RESOLUTIONS

See attached Resolution.

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should 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. The 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, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall participate in a fair and equitable manner in the design and construction of intersection improvements at the intersection of Fontaine Boulevard and Old Glory Drive, which shall be determined during the final plat review process.
8. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.

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. 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 54 adjoining property owners on May 28, 2020, for the Board of County Commissioners meeting. Responses may be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Development Plan / Preliminary Plan
State Engineers Letter
County Attorney's Letter
Planning Commission Resolution
Board of County Commissioners' Resolution

El Paso County Parcel Information

File Name: PUDSP-19-010

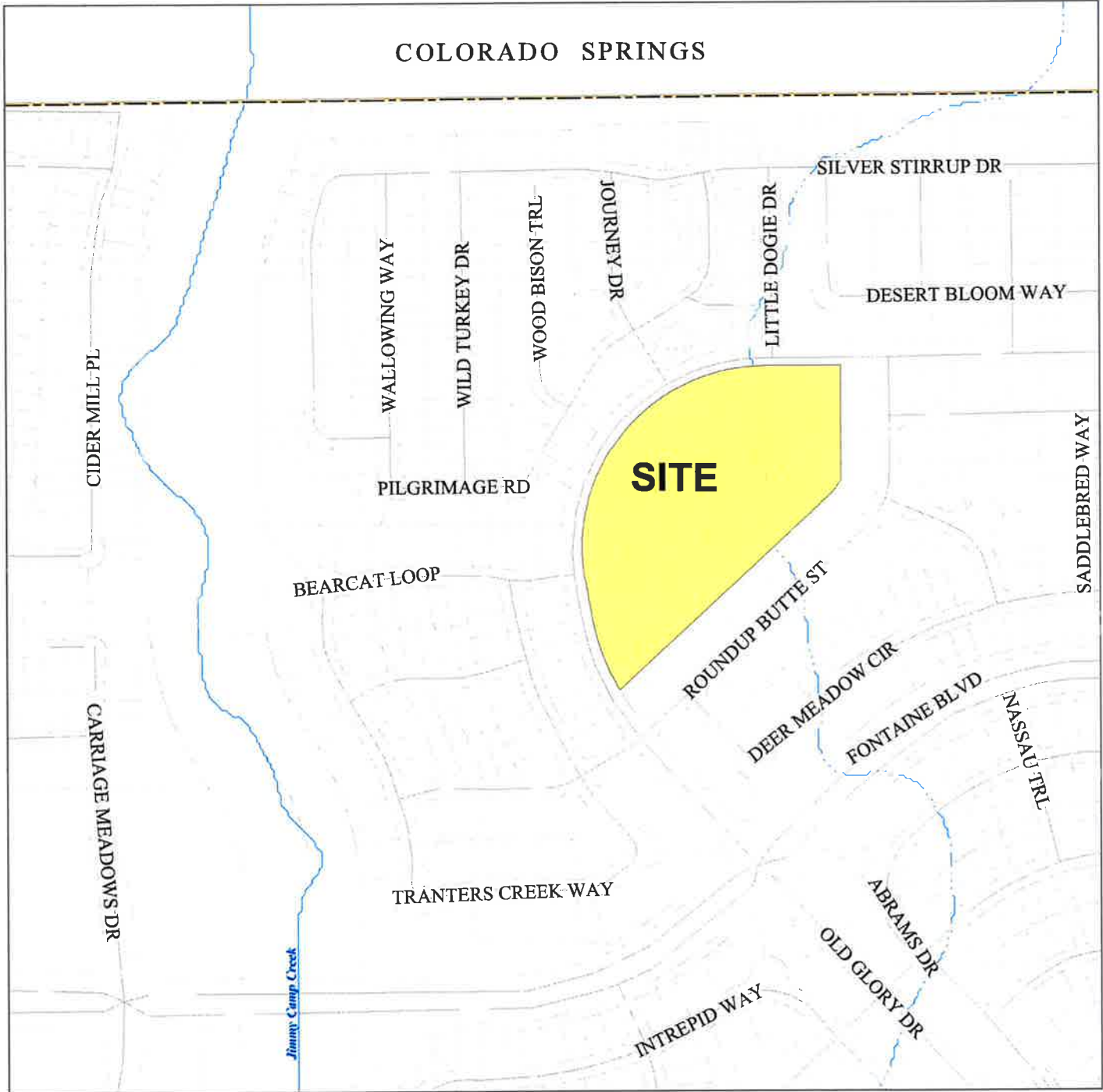
PARCEL	NAME
5514301027	LOVE IN ACTION

Zone Map No. --

ADDRESS	CITY	STATE
212 N WAHSATCH AVE	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	3466

Date: May 27, 2020



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 719 520-6600



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Ponderosa @ Lorson Ranch Filing No. 3
PUD Development Plan, Preliminary Plan, Early Grading & Wet Utilities
Vicinity Map:



Prepared By:



Developer:

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

Planners:

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

Civil Engineers:

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

LSC Transportation Consultants

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

SITE LOCATION, SIZE, ZONING:

The 10.38-acre site is located along the east and south side of Old Glory Road and is northeast of the intersection of Fontaine Blvd and Old Glory Road. The site is zoned PUD RM (Residential Medium) that permits a target density of 7-10 DU/AC.

PUD REQUEST

The Ponderosa at Lorson Ranch Filing No. 3 PUDSP application includes the following requests:

- Authorization to combine the preliminary plan map with the PUD development plan for concurrent Planning Commission (PC) and Board of County Commissioner (BOCC) consideration and approval of PUD as a preliminary plan;
- PC and BOCC findings of sufficient water quality, quantity, and dependability;
- PC and BOCC findings be made 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 to authorize administrative final plat approval;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities for the Ponderosa Filing 3 project area;
- Authorization for use of private roads within the PUD;
- PUD Modification for private roads not built to County standard. (Alternate modified standard provided).
- PUD modification to allow the use of blanket easements for the design and placement of electric and gas utilities in the proposed townhome development.

The PUD includes ninety (90) attached townhome units in 3 and 4 unit townhome buildings, public sidewalks, enhanced off-site pedestrian intersections, internal pedestrian paths, public/private transportation facilities for vehicular access and circulation, guest/visitor parking, open space and recreation areas and amenities, stormwater facilities, utility easements, and landscape buffers and screening. The development plan provides the land use, bulk, dimensional, and density standards for permitted and allowed land uses within the planned development area.

The private road modification includes the design of an alley cross section for use where no alley standard or cross section exists in the ECM or LDC. The modification request and specific review criterion discussion is provided in more detail below.

Pre-development site grading will allow initial grading activities prior to or concurrent with the Final Plat review process and facilitate the scheduling and installation of utilities 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 Ponderosa at Lorson Ranch Filing 3 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 development agreements which remain in effect.

PUD MODIFICATIONS

The following Modifications are proposed and discussed in detail below:

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 8.4.4.E	PRIVATE ROAD ALLOWANCES	WAIVER REQUIRED (MODIFICATION IN PUD)	PERMIT USE OF ALLEYS AS PRIVATE ROAD	PROPOSED PRIVATE ALLEYS FACILITATE PROJECT DENSITY AND TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES, SUCH AS REDUCTION OF AUTOMOBILE DOMINANCE IN SUPPORT OF INCREASED PEDESTRIAN EMPHASIS THROUGHOUT DEVELOPMENT AREA
LDC SECTION 8.4.4.E.3	PRIVATE ROADS TO MEET COUNTY STANDARDS	CONSTRUCTED TO EPC STANDARDS UNLESS OTHERWISE DETERMINED IN MODIFICATION	MODIFICATION INCLUDES DESIGN FOR ALLEY CROSS SECTION	
LDC SECTION 8.4.6.C.1.g	STANDARDS FOR EASEMENTS	BLANKET UTILITY EASEMENTS PROHIBITED	PERMIT PER MVEA/BHE REQUEST TO PROVIDE FLEXIBILITY FOR THEIR DESIGN PROCESS	ALLOWS MVEA/BHE ENGINEERS TO DESIGN INFRASTRUCTURE TO BEST DELIVER AND MAINTAIN SERVICE TO TOWNHOME DEVELOPMENT
LDC SECTION 8.4.6.C.2	EASEMENT LOCATIONS AND DIMENSIONS	EASEMENTS ALONG LOT/TRACT LINES	REMOVE REQUIREMENT FROM INDIVIDUAL TOWNHOME LOTS	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

Modification of Private Road Standards:

Private Road Allowances Section 8.4.4.E limits the use to closed loops and dead ends not likely to be need for the convenience and safety of the general public. The proposed private street provides access to townhome lots for residents and guests of the development, not for general public use or convenience.

The request includes a proposed alley cross section where no public alley cross section exists in the ECM. The proposed cross section has been included for review by the ECM and LDC administrators for their consideration and recommendation to the PC and BOCC.

8.4.4.E.3 Private Roads to Meet County Standards, generally requires private roads to be constructed to an ECM standard cross section except as otherwise determined in the modification request.

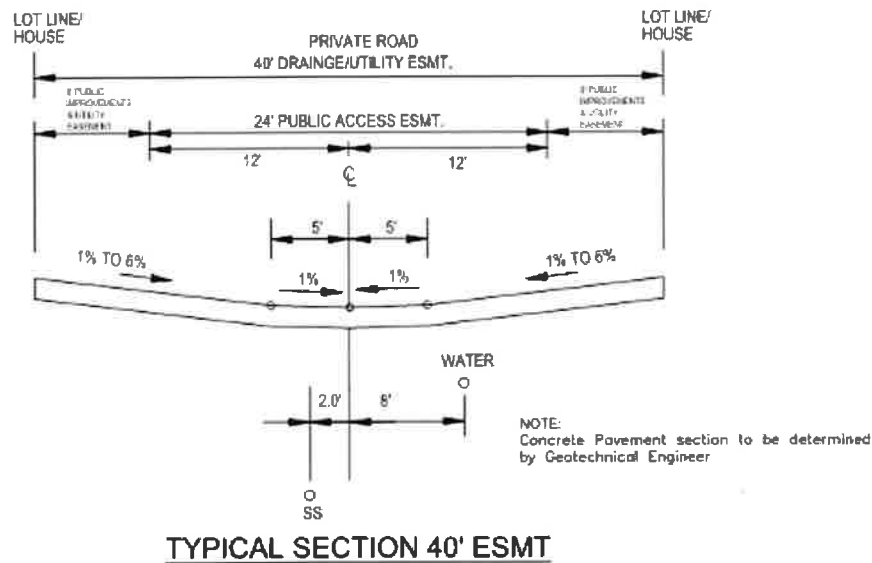
Private road design modifications may include:

- right-of-way (not public) 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/minim block lengths; and
- maximum grade

The proposed modification includes a 40' and 50' private right of way. The reduced width does not include pedestrian walkways or dry utilities. Adequate public and private pedestrian facilities have been planned throughout the development area. Water and wastewater utilities are planned within the private alley cross section. At the request of MVEA and Black Hills Energy, respective service lines will be accommodated within the common element tracts as noted on the plan. A separate PUD modification to remove the requirement to locate easements along lot lines has been requested. The planned zero lot line setbacks needed for the planned townhome units does not support placement of easements within individual townhome lots.

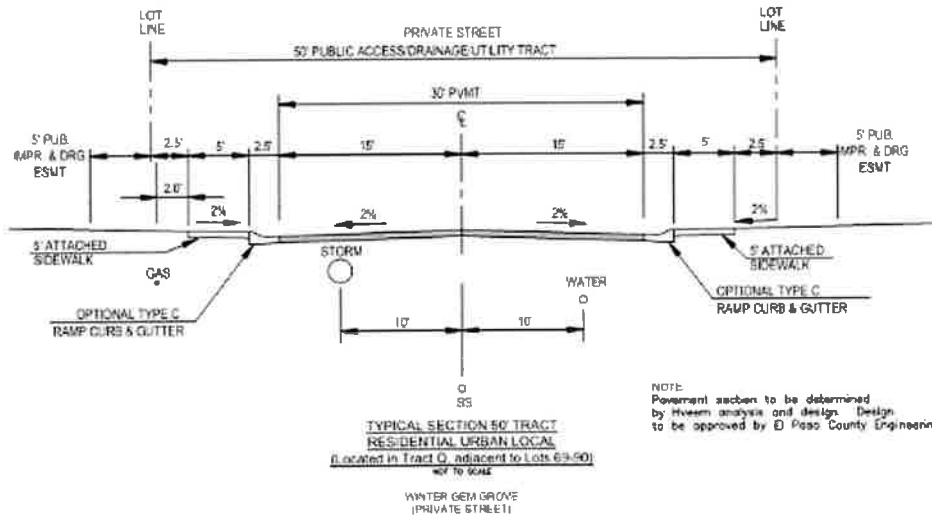
Proposed Modified "**Private Road**" Cross Section for White Wolf Point located in Tracts L, K, & M, includes:

- 40' drainage/utility easement
- 24' public access easement
- Two (2) 12' travel lanes
- Two (2) 8' utility/drainage easements
- No curb/gutter
- No 5' attached sidewalk



Proposed Modified "**Private Road**" Cross Section for Winter Gem Grove located in Tract Q, includes:

- a. 50' public access easement
- b. Two (2) 15' travel lanes
- c. Two (2) 5' public utility/drainage easements
- d. Curb/gutter
- e. 5' attached sidewalk



In lieu of

modifying an existing roadway cross section to fit the proposed alley way, a new cross section has been provided for ECM and LDC administrator recommendation to the BOCC for use in the Ponderosa Filing 3 as depicted. The 'Modified Private Road Cross Section' provides equivalent travel surface/lanes width same pavement width as the typical local urban low volume cross section. As depicted on the PUD and associated private road cross sections and details, adequate provision has been made for water/wastewater utility lines within the private road easement.

Water and sanitary sewer are sited within the pavement as depicted on the public and private road cross sections. An inverted crown carries stormwater to detention/WQCV facilities on the plan. Electric and gas utility service lines will be located within blanket easements over the common elements. Additional easements over the common element areas adjacent to and surrounding the townhome lot clusters will provide adequate locations within which MVEA may design and install electrical service lines and equipment.

Use of the private alley for rear vehicle loaded garages is intended to create a reduction in vehicular dominance of the public right-of-way and create a more pedestrian oriented street frontage. Ample pedestrian paths and internal sidewalks have been provided for pedestrian access at the fronts of townhome units in-lieu of sidewalks within the private alleyways.

Private roads will be owned and maintained by the Ponderosa Filing No. 3 HOA. Maintenance will be funded from HOA dues.

Modification of Utility Easement Standards

Blanket Utility Easements Prohibited Section 8.6.C.1.g, prohibits the use of blanket utility easements in favor of defining or locating said easements on the ground.

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 unit lots are platted with zero-foot (0') front and internal/external side yard (between townhome units) setbacks. Rear yards have a typical 10' setback from the adjacent private road easement/tract. Variations in the rear yard setback are due to siting and orientation of townhome unit buildings relative to the private road tract/easement. To provide utility service for this type of multi-family style development, MVEA has requested blanket easement in order to provide flexibility in their design and delivery of the required service. To meet the needs of MVEA, utility easements have been identified over all common element and open space tracts for the use by MVEA.

The Code states, "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 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;**
Residences are planned fronting community open spaces and pedestrian paths rather than the street realm to promote community building activities in these shared spaces.

Urban townhome densities through maximization of the townhome footprint for residences and consolidation of outdoor spaces into a community controlled network of pedestrian paths, amenities, and access to open spaces and parks within the development and provision of pedestrian access to other open space and park amenities throughout the overall Lorson Ranch
- **Provision of a more efficient pedestrian system;**
Residents have multiple options for walking via public sidewalks provided with Bearcat Loop and semi-public pedestrian paths provided which connect the internal greenways and open spaces
- **Provision of additional open space;**
15 % open space has been provided to conform to multifamily landscape standards. No specific standards exist for attached townhome developments; therefore, staff has applied the 15% open space standards for multifamily developments. 10% open space is generally required for single-family detached

and/or duplex developments. the proposed townhome development consists of three- & four-plex townhome units.

- ***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.

Modification Summary & Conclusion

In exchange for the requested PUD modifications, the applicant proposes to enhance pedestrian amenities for use in connection with internal pedestrian paths leading to existing external trail connections. The playground is provided as an amenity for residents of Ponderosa Filing No. 3 but will be available for use by residents of surrounding filings as an available amenity within the Lorson Ranch. The HOA will own and maintain the playground equipment and site. On-site pedestrian amenities include benches and seating, wayfinding enhancements, community pavilion, and additional open space and/or amenity designs provided in the PUD development plan. Tract N (0.019 AC), Tract O (0.33 AC), and Tract P (1.22 AC) collectively provide 1.57 acres of designated open space where 1.03 acres is required to meet PUD open space requirements. Drainage improvements and facilities are located within Tract B which is 1.52 acres. Stormwater storage and treatment occur within the detention/water quality facilities within Tract B. Off-site pedestrian amenity improvements within the adjacent Old Glory Drive ROW which will be provided by this Ponderosa Filing include intersection and pedestrian crossing enhancements at the existing Winter Gem Grove, Journey Drive, and Little Doggie Drive intersections with Old Glory Drive. Tracts containing stormwater facilities, including the detention/water quality pond, and roadway landscaping will be owned by the Ponderosa Filing 3 HOA; The Lorson Ranch Metropolitan District will roadway landscaping and stormwater facilities.

PUD Development Plan Summary

The Ponderosa South at Lorson Ranch Filing No. 3 PUD development plan includes the following:

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

Land Use: The Ponderosa at Lorson Ranch Filing No. 3 PUD authorizes single-family attached dwellings as the principal use and permitted structures. Ninety (90) townhome units are proposed with lot sizes ranging from 1,220 SF to 2,200 SF. Lot sizes vary between limited unit configurations to account for variation in unit type, unit configuration, and adjacency to public/private rights-of-way.

The PUD does not permit 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.

Density: Approved sketch plan zoning and densities are identified as RM (Residential Medium) with a target density of 7-10 DU/AC. The plan proposes 90 units on 10.38 acres for an overall density of 8.67 DU/AC. The current density is within the target densities range of 7-10 DU/AC.

Lot Dimensional Standards: Lots have been planned to accommodate varied configurations of unit types within three (3) and four (4) unit townhome blocks/structures. Typical lot configurations depicting coverage and setbacks is provided on the Lot Detail sheet of the PUD. The maximum permitted structural height is forty-five-feet (45'). No maximum structural coverage is proposed for the individual townhome lots/units.

Setbacks: Setbacks identified below are for individual townhome units on individual townhome lots. All townhome units, lots, and building unit clusters are setback 20' from public roads, and 20' (typical) from private road easements

- **Front yard:** Zero-foot/lot line (0') setback. Individual units may be setback two-feet (2') due to variation in unit type and façade appearance.
- **Side yard:** Zero-foot/lot line (0') setback internal to townhome units; Two-foot (2") side yard for external units; (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
 - Maximum: Ten-foot (10') rear yard setback (as identified on PUD Plan)
- **Minimum Setbacks from Open Space and Trails:** A ten foot (10') setback has been provided between all planned buildings/structures and trails and open spaces. To meet this requirement all buildings have been buffered from open spaces with a 10' open space/structure buffer. Identified open space structural buffer/setbacks tracts may be landscaped and used for pedestrian and/or utility purposes. (See tract table and PUD for details.)

Parking: Parking is provided via combination of attached garage spaces and driveways. 16 units (Lot Nos. 3, 6, 13, 16, 19, 26, 29, 32, 47, 58, 61, 64, 74, 77, 80, & 83) have single car driveways and garages to meet the two (2) space minimum. 4 Units (Lots 69, 70, 89, & 90) have two car garages but do not permit parking on their respective driveways which are less than 20' in length. Off-street parking requirements per dwelling unit are met within the 2-car attached garage. 2 Units (Lots 71 & 88) have single car garages with driveways which are less than 20' in length and do not permit parking. A secondary 20' driveway has been provided located next to the attached garage which is 20' in length and accommodates the second required parking space per each of these dwelling units. The remaining 69 Units (Lots 1-5, 7-12, 14-15, 17-18, 20-25, 27-28, 30-31, 33-46, 48-57, 59-60, 62-63, 65-70, 72-73, 75-76, 78-79, 81-82, & 84-87) have two car garages and two car driveways which permit parking.

Driveways & Parking: Driveways are defined by the LDC as [facilities] "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 are the two (2)-car garages. 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-feet (20') in length and have been identified for use as additional parking for the respective lot on the plan. Parking or any form of vehicle parking, storage, or standing is expressly prohibited on, over, or in driveways less than Twenty-feet (20') in length. Activities thus listed result in vehicle encroachment into the private road which is also designated as a fire lane. This restriction is identified on the PUD and in associated notes and details. Guest parking has been provided via twenty-three (23) designated visitor parking spaces with seven (7) required ADA accessible spaces provided throughout the development.

- **Streets, ROW, & Roadway:**

Access is planned through easterly extension of Bearcat Loop (public ROW) as a private road into the site. Bearcat Loop will remain a public road within the Meadows Filing 2 and Buffalo Crossing Filing 1 up to the Old Glory Drive intersection. The eastward extension will be as a private road, Winter Gem Grove. Winter Gem Grove (private road) extends northward from within the site to connect to the existing Little Dogie Drive which bisects the Townhomes at Lorson Filing 1 and Pioneer Landing Filing No. 1.

A planned private road (White Wolf Way) provides access to sixty-eight (68) of the ninety (90) units. The remaining twenty-two (22) units (Lots 69-90) are accessed by rear loaded garages from the private Winter Gem Grove.

Planned private road improvements, include the following (with BOCC authorization for private roads):

- Winter Gem Grove
 - 50' urban low volume residential local cross section
 - Limited on street parking permitted
 - On street parking not included in required parking counts
- White Wolf Way
 - Modification of local low volume road cross section (Tract L) within a 40' easement
 - PUD Modification to introduce "new" cross section for use as a private drive within a 40' easement (Tracts K & M)
 - Discussed above, details provided on PUD and modification request.
 - Modified local urban low volume road segments:
 - Local low volume (40' Cross Section modified to remove sidewalk)
 - Modified Cross Section: (outlined and illustrated above)
 - PUD Modifications for private road cross sections. Private roads are required by the ECM/LDC to be built to County standards. No private road section is provided in the ECM; therefore, a

modification is required to propose a new cross section for private road use. (See PUD modification details for proposed alley cross section.)

- **Landscaping and Buffers**

Planned and proposed landscaping and buffers include the following:

- Twenty-foot (20') landscape buffer against Old Glory Drive along the western/northerly PUD edge for arterial road/street classifications. Required roadway trees to be installed within the buffer at a ratio of 1/25' of linear frontage of Old Glory Drive, 1/3 of which are evergreen
- Fifteen-foot (15') zoning district landscape buffer (between multifamily and single-family residential uses) adjacent to single-family zoning and land uses in the Meadows at Lorson Ranch Filing 2, Buffalo Crossing at Lorson Ranch Filing No. 1, Townhomes at Lorson Ranch Fil No. 1 and Pioneer Landing at Lorson Ranch Filing No. 1 (single-family zone) located opposite of the Property boundary adjacent to Old Glory Drive. Required landscape buffer trees is 1/30 linear feet of affected property boundary, 1/3 of which are evergreen. Because of the overlapping buffer/screening requirements, the Roadway Landscaping requirements will control within the buffer area.

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.

- **Open Spaces & Trails**

- **Overall Lorson Ranch PUD 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 open space is not cumulative or inclusive of open space requirements for this Ponderosa Filing.

- **Planned Open Space:**

Fifteen percent (15%) of the 10.38 acres, or 1.56 acres of open space has been provided within the development boundaries in excess of the ten-percent (10%) required by the PUD regulations in order to meet the multi-family landscaping requirements of the Code. Generally, the ten percent (10%) PUD open space requirements would be applied; however, since the PUD is for a single-family attached use, staff has requested the multi-family landscaping requirements be applied in lieu of the PUD open space criteria. Since the multi-family landscaping requirements are greater than the PUD open space requirements, the more restrictive have been applied.

The Plan includes the following with respect to open space within the PUD:

- minimum ten-foot (10') buffer between open spaces and townhome structures to meet open space setback requirements of Code.
- Internal pedestrian access provided to:
 - Adjacent Public Trail network within Lorson Ranch
 - Private open space amenities (listed below)

- **Open Space Amenities:**
 - Bike racks
 - Outdoor seating areas
 - Trail/open space legend
 - Pedestrian amenities
 - Paving enhancements around outdoor amenities (stamped, stained, colored, painted, etched, etc...)
- **Types of Proposed Recreational Facilities:**

A playground site, seating area, and bicycle racks are located in Tract P. Bicycle racks, seating areas, and gathering space with a covered gazebo is provided in Tract O. Internal pedestrian connections via sidewalks and pedestrian paths are being provided as part of this project to existing sidewalks and trail corridors.

PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

The purpose of the Plan is to provide the information necessary to rezone the property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The Plan will also serve as the preliminary plan/plat document for the purposes of compliance with the subdivision requirements of the County.

- The proposed PUD District zoning advances the stated purposes set forth in this Section;
The Ponderosa at Lorson Ranch Filing No. 3 PUD advances the following selected stated purposes set forth in this Section, including, but not limited to:
 - a. ***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;***
 - b. 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;
 - c. To encourage more efficient use of land services reflecting changes in the technologies and economies of land development
 - d. To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development

The planned townhome style development is in direct response to the market demand for attainably priced housing. The housing market is undergoing increased demands for urban style walkable communities which are close to recreational and retail opportunities. Completion of commercial phases within Lorson Ranch will provide pedestrian accessible shopping and retail opportunities to future residents.

The planned townhome development has been designed in response to and in consideration of the changes in market demand for attainable housing options which include townhome style units within planned townhome communities. Existing townhome development guidelines favor conventional subdivision design patterns which developed over the last several decades, which assume all homebuyers and/or consumers in the townhome market desire conventional yard spaces (front, rear, side yards) similar to patterns developed in typical suburban housing neighborhoods.

In order to achieve target densities for the project, townhome buildings (inclusive of 3- & 4- unit structures) have been clustered and oriented in response to existing site conditions and configuration and in a manner to maximize expected densities while spatially accommodating required utility, stormwater, and transportation infrastructure required to support the subdivision. In addition to these necessary services and systems, open spaces and landscaped enhanced areas have also been provided to meet development criteria and to create a community aesthetic surrounding planned outdoor recreation opportunities.

Townhome developments which model conventional suburban development patterns are characterized (in the current context) as containing private individual open spaces in the form of private lots surrounding the townhome unit. These outdoor spaces are privately planned, owned, and maintained (or not) by the private homeowner. This results in less available land to be planned and developed as a community amenity. In this scenario, the public realm, streetscape, and overall community aesthetic is governed by individual preference and circumstance. Potential negative impacts include an inconsistent community character and aesthetic.

The Ponderosa Filing No. 3 Plan eliminates the private yards in order to maximize the use of land around individual units for supporting infrastructure (utilities, private roads, stormwater management) and additional dwelling units to meet target densities. Remaining land has been consolidated in shared, accessible open spaces surrounding units and larger conveniently sited park and passive open space tracts which are accessible by sidewalk and internal pedestrian walkways and paths. Open spaces and pedestrian facilities will be owned and maintained by the Ponderosa Filing 3 Homeowner's Association.

In order to achieve target densities within the development area, units have been grouped and oriented, roadways planned, and open spaces provided to reduce the amount of land areas devoted exclusively for streets and utilities while providing the same or equivalent levels of service. Planned use of alleyways to promote rear loaded garages and reduce the automobile dominance of the front yard and of the general streetscape are

- ***The application is in general conformity with the Master Plan;***

Findings of Master Plan conformity with respect to the land use and density have been made with the previous underlying Sketch Plan approval from a

school site to RM (Residential Medium) with permitted density range of 7-10 DU/AC. The El Paso County Policy Plan provides the following policy recommendations for consideration:

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 proposed development is located within the service areas of Widefield Water/Sanitation District, MVEA, Black Hills Energy, and the Security Fire Protection District, who presently provide respective urban-level services for properties within the overall Lorson Ranch development.

Policy 6.1.8 *Encourage incorporating buffers or transitions between areas of varying use or density where possible.*
Landscape buffers including roadway and zoning district boundary buffers have been provided to provide aesthetic transitions between differing adjacent uses and densities.

Policy 6.1.15 *Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*
The proposed townhome product and community layout and densities are in response to market demands for townhome style attainable housing options where the consumer cost is bound in the dwelling unit not in additional yard spaces.

Goal 13.1 *Encourage an adequate supply of housing types to meet the needs of county residents.*

Policy 13.1.1

Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.

Goal 13.1 *Encourage an adequate supply of housing types to meet the needs of county residents.*

Policy 13.1.2

Support the provision of land use availability to meet the housing needs of county residents.

Goal 13.2 *Encourage a diversity of affordable housing types throughout the unincorporated county to meet the housing need for the people who work in our communities.*

The townhome unit development with the planned unit cluster types is responsive to and specifically marketed in response to increased demands for attainable affordable housing. Attainable housing is defined by the Policy Plan as housing which is “priced at or below the level where it can be purchased or rented by households with incomes equal to the County median average.

Policy 13.2.1 *Encourage incentives, such as flexible development standards through logical modifications to zoning, subdivision regulations, building codes, water/sewer fees, etc., as market incentives to provide housing that fall within the housing affordability index of 100.0 to balance the discrepancy between the cost for affordable housing and average annual wage.*

To achieve planned densities, PUD modifications have been requested for the use of private roads and to allow the alternative placement of utilities within common element tracts. All public and private road cross sections contain necessary utility easements on either side of the roadway sections. Common element utility easements are provided as

secondary locations for easements to provide flexibility for the utility design engineers to locate and install respective utilities in a manner and locations which are supportive of the layouts and orientations of townhome units, roadways, and common element tracts.

Policy 13.2.6

Consider higher densities for affordable housing when located in association with available services.

Concerns have been identified by staff that the proposed development represents “the most dense and accumulative massing” project the BOCC will have seen within the County. This project has access to the urban level services necessary to support the development as planned without creating undue or unmitigated burdens on existing infrastructure and services.

This application remains consistent with previous approvals and findings of conformity with the Master Plan and is consistent with previously approved filings adjacent to the site.

Water Master Plan Compliance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan. Relevant policies include:

***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.*

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

***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.*

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to

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

All development within the overall Lorson Ranch is served by centralized utilities.

- ***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 and supporting submittal documents and reports are in compliance with the requirements and allowances of the Code which includes the use of the PUD modification process to authorize the use of private roads and associated cross section. The request for use of private road (alleyway) is accompanied by a PUD modification to introduce a cross section for the proposed alleyway. Complete justification for the proposed modifications are provided below in the PUD approval criteria regarding the use of modifications.

Approval of the Plan with modifications for private road allowances will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County. PUD modifications are approved by the BOCC with recommendations provided to the BOCC from the ECM and LDC administrators.

- ***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 of the site for development has been reviewed through multiple phases of sketch plan and the review of the site as a Tract L, Ponderosa at Lorson Ranch Filing No. 1.

A new soils and geology report specifically prepared for this development area has been submitted for review in support of this PUD. No hazards or constraints were identified which would preclude or restrict development of the site. recommendations of the report and those made by Colorado Geologic Survey (CGS) will be adhered to in the implementation of the proposed development plan. The proposed use is consistent and compatible with approved and implemented residential densities depicted on the approved Lorson Ranch Sketch Plan.

The property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties.

Surrounding land uses have been developed with the same or higher underlying zoning and density allowances. Except for the Townhomes at Lorson, the surrounding properties were developed at densities under approved density maximums. The proposed development re-introduces the single-family attached product type that was successful as part of the Buffalo Crossing development located off Old Glory Dr. northeast of this site. The design of the new development maintains the harmony and character of the adjacent and surrounding communities within Lorson Ranch. Existing residential lots surrounding the site will be buffered by required landscape treatments such as vegetation and screen fencing as depicted on the supporting landscape plan.

- 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;***
 No potentially detrimental adjacent land uses exist, nor is the planned use detrimental to any existing uses. The Plan provides adequate buffering and transitions between adjacent land uses with differing intensities, such as the surrounding detached single-family developments. The site design includes roadway and zoning district boundary buffers, landscape setbacks, and landscaping treatments as prescribed in the Landscape sections of the Code. these buffers have been identified earlier in this letter of intent under the PUD summary. The site is adjacent to the rear yards of lots in the surrounding subdivision filings. These rear yards are enclosed with 6' privacy fencing. Installation of additional fencing for screening purposes will create "no man's lands" between the fence lines. Additional screen walls or fencing would be redundant against existing screening fencing provided via rear yards of lots in the Meadows Filing 1 and Buffalo Crossing Filings 1 & 2 located against the northern side of Old Glory and from the rear yards of Ponderosa Filing No. 1. Additional screening fencing is not proposed.

- 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;***
 Planned uses, dimensional and bulk requirements, and landscaping and buffering are appropriate and compatible with the existing residential development and the physical and aesthetic character of the community. These have been summarized in the PUD Development Plan Summary of this letter.

The proposed development re-introduces the single-family attached product type that was successful as part of the Buffalo Crossing development located off Old Glory Dr. to the northeast of this site.

- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***
 No areas of unique or significant historical, cultural, recreational, aesthetic or natural features which require special attention, consideration, description, or mitigation through the planning process, have been identified or are known to be present on site.
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***
 Open spaces have been provided via an interconnected system of courtyards and greenways with pedestrian paths which also provide connections to internal open spaces and park in addition to external trail links.

- ***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;***
 Existing major roads and infrastructure facilities (including wet/dry utilities) within Lorson Ranch have been planned to meet the demand of the densities proposed with this PUD. The following letters of service commitment have been received and provided in support of this development application:

 - a. MVEA
 - b. Black Hills Energy
 - c. Widefield Water & Sanitation District
 - d. Security Fire Protection District

- ***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 development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Private pedestrian walkways have been provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Pedestrian paths and sidewalks provide internal access to seating and gathering spaces and a community playground within the development. The planned private pedestrian paths also provide interconnections between and among the proposed townhome development and surrounding adjacent open spaces and development filings in Lorson Ranch. Private walks and paths also provide access to public sidewalks within and adjacent to the site for additional access to open spaces within Lorson Ranch

- ***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 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 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***
 Proposed exceptions or deviations from the requirements of the zoning resolution or the subdivision regulations are warranted by virtue of the design and amenities incorporated in the development plan and development guide. The design of the townhome development is intended to make the garage and street realm less dominant and make the pedestrian paths and open spaces primarily located at the fronts of lots the dominant realm and defining character of the community. Open space amenities include neighborhood park, community gazebo and

gathering space, outdoor seating areas, bicycle racks near pedestrian path connections and seating areas. PUD Modifications and supporting justification have been presented earlier in this letter.

- ***The owner has authorized the application.***
The owner has authorized the application

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***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. Findings of Master Plan conformity with respect to the land use and density have been made with the previous underlying Sketch Plan approval from a school site to RM (Residential Medium) with permitted density range of 7-10 DU/AC. The El Paso County Policy Plan provides the following policy recommendations for consideration:

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 proposed development is located within the service areas of Widefield Water/Sanitation District, MVEA, Black Hills Energy, and the Security Fire Protection District, who presently provide respective urban-level services for properties within the overall Lorson Ranch development.

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

Landscape buffers including roadway and zoning district boundary buffers have been provided to provide aesthetic transitions between differing adjacent uses and densities.

Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.

The proposed townhome product and community layout and densities are in response to market demands for townhome style attainable housing options where the consumer cost is bound in the dwelling unit not in additional yard spaces.

This application remains consistent with previous approvals and findings of conformity with the Master Plan and is consistent with previously approved filings adjacent to the site.

Water Master Plan Compliance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan. Relevant policies include:

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.

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

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.

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to

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

All development within the overall Lorson Ranch is served by centralized utilities.

- **The subdivision is consistent with the purposes of this Code;**

The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the 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, except as modified herein.

- **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 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 or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC.

- **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 have been provided, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM.

- **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.

- **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 and will be provided to all parcels by planned public rights-of-way in connection with a private alleyway with appropriate access and utility easements. A request for authorization to use a private road and accompanying PUD modification for the design of the private road has been included in the PUD request and justifications and are pending approval by the BOCC with recommendations from the ECM and LDC administrators, respectively.

- **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 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 where practical; (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) by 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;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

The property is currently within the service boundaries of Security Fire Protection District. A letter of service commitment for the proposed filing has been provided by the District. The District has also reviewed the private road access and circulation and does not object to the planned road network.

- **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, except as varied by the approval of the proposed PUD modifications or otherwise approved with conditions imposed by the BOCC.

Master Plan for Mineral Extraction:

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

Schools:

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

Proposed Services:

Ponderosa at Lorson Ranch Filing 3 will be a part of the Lorson Ranch Metropolitan District #1 which shall own and maintain roadway landscaping adjacent to Old Glory Drive. The Ponderosa Filing No. 3 HOA will own and maintain common elements and areas such as setbacks, trails, outdoor common areas, open space, signage, detention facilities, etc. This development will be served by the additional entities as outlined below:

- 1. Water: Widefield Water and Sanitation District
- 2. Wastewater: Widefield Water and Sanitation District
- 3. Gas: Black Hills Energy
- 4. Electric: Mountain View Electric
- 5. Fire: Security Fire Protection District
- 6. School: Widefield District #3
- 7. Library: Pikes Peak Library District
- 8. Public Roads: El Paso County Road and Bridge
- 9. Private Roads: Ponderosa Filing No. 3 Home Owner's Association
- 10. Police Protection: El Paso County Sheriff's Department
- 11. Stormwater: 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 '08041C097G' effective date December 7, 2018.

Wetlands: There are no wetlands, natural drainage areas, drainage ways or water courses found on site relating to wetlands. Drainage facilities and areas depicted on the

PUD plan are developed facilities and not wetland features. All drainage and erosion criteria have been met following El Paso County Development Standards.

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

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

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas. The site is not impacted by noise generating from the adjacent Old Glory Drive. A noise impact study prepared by LSC Transportation Consultants, Inc, which determined no noise impacts were present which would require noise/sound wall mitigation.

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 notes 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 surrounding the property in all directions.

**PONDEROSA Filing 3
PUD Modification Request and Justification
Private Roads**

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 that at least one of the benefits identified in Chapter 4.2.6.F.2.h are met.

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:

Access into the development filing is from the extension of Bearcat Loop from The Meadows Filing 2 crossing Old Glory Drive eastwardly into the site. The Old Glory extension provides a looped connection through the site and terminates at the northern portion of the site at the existing intersection of Old Glory and Little Dogie Drive which separates the Townhomes filing 1A and Pioneer Landing Filing 1. Lots 69-71, & 84-90 are rear loaded from the Public extension of Bearcat Loop through the PUD, but do not front the private street. Access to remaining individual lots is via the planned private road, White Wolf Way that connects to the public Bearcat Loop. The private street, White Wolf Way, 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 fire access to the same. Bearcat Loop is a planned public road for use by members of the public.

Modified cross sections for the private road segments of White Wolf Way have been included within the PUD. Cross sections are planned within a modified cross section which does not utilize curb and gutter but an inverted crown for stormwater conveyance. and do not include sidewalks. Sidewalks and pedestrian connections are instead provided within private common element and open space tracts surrounding and adjacent to townhome unit buildings.

Private roads will be posted as private roads with appropriate street signage. The Security Fire Protection District service commitment and review letter included a review of the development plans with the public/private road network and private road cross sections and did not object to their use nor have identified any negative impacts to their service and/or access needs. "No Parking"/"Fire Lane" signs will be posted where parking is prohibited. The plan and specific streets/roads/& driveways have been posted "No Parking"/Fire Lane.

- ***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;***

Residences are planned fronting community open spaces and pedestrian paths with enhanced landscaping rather than the street realm to promote community building activities in these shared spaces. Landscaping, open spaces, and pedestrian path establish an enhanced visual character within the development. Perimeter landscaping features also enhance the street scape along Old Glory Drive providing some additional buffer to residences. The visual character of Old Glory Drive for motorists and pedestrians is dominated by rear yard/filing perimeter fencing. The exception to this corridor is the Lorson Townhomes which orient the fronts of townhome unit buildings towards the street (Old Glory Drive) to create a segment creates a community connection with the street scape and realm. Orientation of homes towards the Old Glory frontage reinforces the community connection with the streetscape. Instead of pedestrians travelling a fenced in corridor (Old Glory), an attractive landscaped pedestrian corridor is established from the Ponderosa street scape. Rear loaded garages permit the streetscape to be dominated by the townhome facades and landscaping and pedestrian enhancements.

Provision of a more efficient pedestrian system;

Residents have multiple options for walking via public sidewalks provided with Bearcat Loop and semi-public pedestrian paths provided which connect the internal greenways and open spaces separate from the traffic routes.

- ***Provision of additional open space;***
10% open space is generally required for single-family detached and/or duplex developments. the proposed townhome development consists of three- & four-plex townhome units. **15 %** internal open space has been provided to conform to multifamily landscape standards. No specific standards exist for attached townhome developments; therefore, staff has applied the 15% open space standards for multifamily developments.
- ***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.***

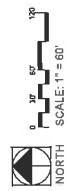
The proposed PUD Plan represents a unique market driven product attractive to homeowner market whose values include access to outdoor community amenities and open spaces including proximity to community retail and open space opportunities. The proposed community product and design represents densities which reduce the purchase price to the actual residence to promote attainable housing options with shared community outdoor amenities.

Ownership & Maintenance

The Ponderosa at Lorson Ranch Filing No. 3 HOA will own and maintain private roads within the development. Maintenance shall be funded through HOA fees.

Modification Summary & Conclusion

In exchange for the requested PUD modifications, the applicant proposes to enhance pedestrian amenities for use in connection with internal pedestrian paths and external trail connections. On-site pedestrian amenities include benches and seating, wayfinding and landscape enhancements, and additional open space and/or amenity designs provided in the PUD development plan. Off-site pedestrian amenities include intersection and pedestrian crossing enhancements along Old Glory Drive, specifically at the Bearcat Loop, Journey Drive, and Little Doggie Drive.



TRACTS DEVELOPMENT STANDARDS AND GUIDELINES

- Tract Use Standards:**
 - Tract Use Standards include Access Egress, utilities, and landscaping. Landscaping shall include trees, shrubs, and ground cover. Landscaping shall be installed and maintained in accordance with the standards set forth in the PUD Plan. Landscaping shall be installed and maintained in accordance with the standards set forth in the PUD Plan. Landscaping shall be installed and maintained in accordance with the standards set forth in the PUD Plan.
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TRACT HATCH LEGEND

[Hatched Pattern]	LANDSCAPING TRACT HATCH
[Hatched Pattern]	OPEN SPACE TRACT HATCH
[Hatched Pattern]	PRIVATE ROAD TRACT HATCH

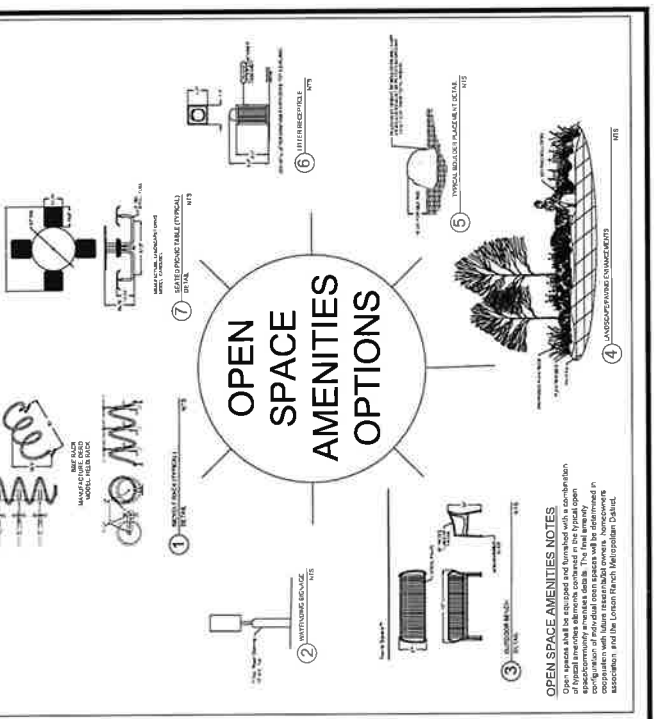
PONDEROSA AT LORSON RANCH FILING 3
A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
 A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 5 WEST OF THE 10TH P. M. EL PASO COUNTY, COLORADO

TRACT TABLE

TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	0.144	PHDA	PP-OUTSIDE	RESIDENTIAL, SINGLE-FAMILY DETACHED
B	0.132	PHDA	PP-OUTSIDE	RESIDENTIAL, SINGLE-FAMILY DETACHED
C	0.178	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
D	0.187	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
E	0.171	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
F	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
G	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
H	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
I	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
J	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
K	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
L	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
M	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
N	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
O	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
P	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
Q	0.144	PHDA	PHDA	RESIDENTIAL, SINGLE-FAMILY DETACHED
TOTAL	0.144			

PHDA - PONDOROSA FILING NO. 3 HOMEOWNERS ASSOCIATION
 LRVH - LORSON RANCH METROPOLITAN DISTRICT
 FOOD MAINTENANCE SHALL BE BY LORSON RANCH METROPOLITAN DISTRICT

TOTAL OPEN SPACE TRACT AREA (TRACTS A THROUGH P) 0.7288 SF (1.56 AC)
 NOTE: TOTAL OPEN SPACE REQUIRED IS 15% OF TOTAL ACREAGE (0.38AC). 10.38AC x 15% = 1.56 ACRES
 TOTAL OPEN SPACE PROVIDED: 1.57 ACRES OPEN SPACE/0.38 ACRE SITE= 15.1% OPEN SPACE PROVIDED



OPEN SPACE AMENITIES NOTES

Open spaces shall be designed and furnished with a combination of formal amenities shown on the plan in the typical open space amenity schedule. The specific amenities to be provided in each tract shall be determined by the configuration of individual open spaces. The amenities to be provided shall be determined by the configuration of individual open spaces. The amenities to be provided shall be determined by the configuration of individual open spaces.

Thomas + Thomas
 Planning, Architecture & Interiors
 222 Main, 14th
 Colorado Springs, CO 80902
 (719) 518-8777

Ponderosa Filing No. 3
 Tract Details
 Planned Unit Development (PUD) & Preliminary Plan
 Colorado Springs, CO

REV # | **DATE** | **REVISIONS**

1	12/03/2023	1st Revision to County Comments
2	12/03/2023	2nd Revision to County Comments
3	12/03/2023	3rd Revision to County Comments
4	04/20/2024	4th Revision to County Comments

SCALE

AS NOTED

CHECKED [Signature] | **DATE** 11/15/23

DRAWN [Signature] | **DATE** 07/03/23

CREATED [Signature] | **DATE** 07/03/23

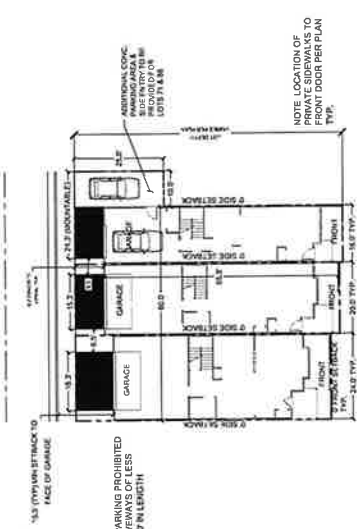
TRACTS & OPEN SPACE

P2 of 10

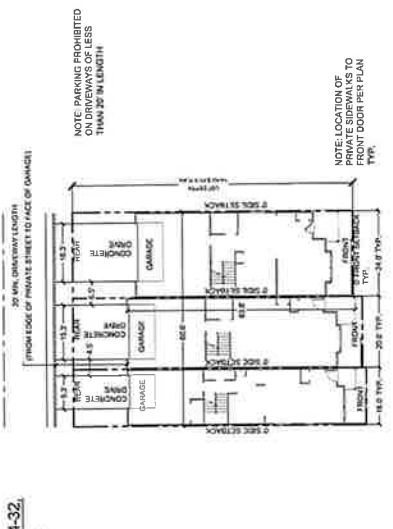
PONDEROSA AT LORSON RANCH FILING 3
 A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
 A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SWQ) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



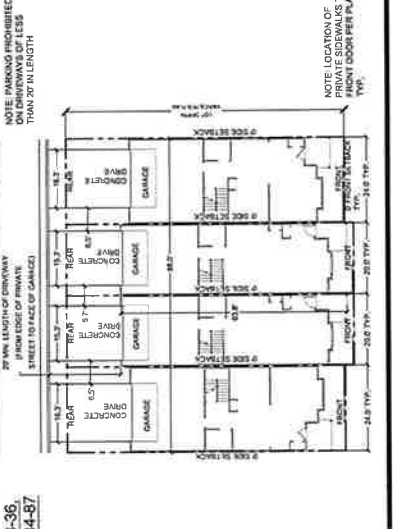
LOTS: 69-71, 88-90
(A)



LOTS: 1-6, 11-19, 24-32, 45-47, 56-64, 72-83
(B)

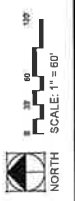


LOTS: 7-10, 20-23, 33-36, 37-44, 48-55, 65-68, 84-87
(C)



Driveways & Parking:

- All driveways and parking spaces shall be constructed in accordance with the standards set forth in the applicable local, state, and federal codes, as well as the standards set forth in the applicable local, state, and federal codes, as well as the standards set forth in the applicable local, state, and federal codes.
- Parking spaces shall be constructed in accordance with the standards set forth in the applicable local, state, and federal codes, as well as the standards set forth in the applicable local, state, and federal codes.
- Driveways shall be constructed in accordance with the standards set forth in the applicable local, state, and federal codes, as well as the standards set forth in the applicable local, state, and federal codes.
- Lot 11 and Lot 18 have been zoned as an intended 20' long driveway located on the west side of each lot to provide a second required off-street parking space in addition to the single car garage space attached to each lot.



PONDEROSA AT LORSON RANCH FILING 3

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 14, IN TOWNSHIP 55 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Thomas + Thomas
 1715 5th Street
 El Paso, CO 80909
 (719) 578-4477
 (719) 578-4478

Ponderosa Filing No. 3
 Street & Road Details
 Planned Unit Development (PUD) & Preliminary Plan
 El Paso County, CO

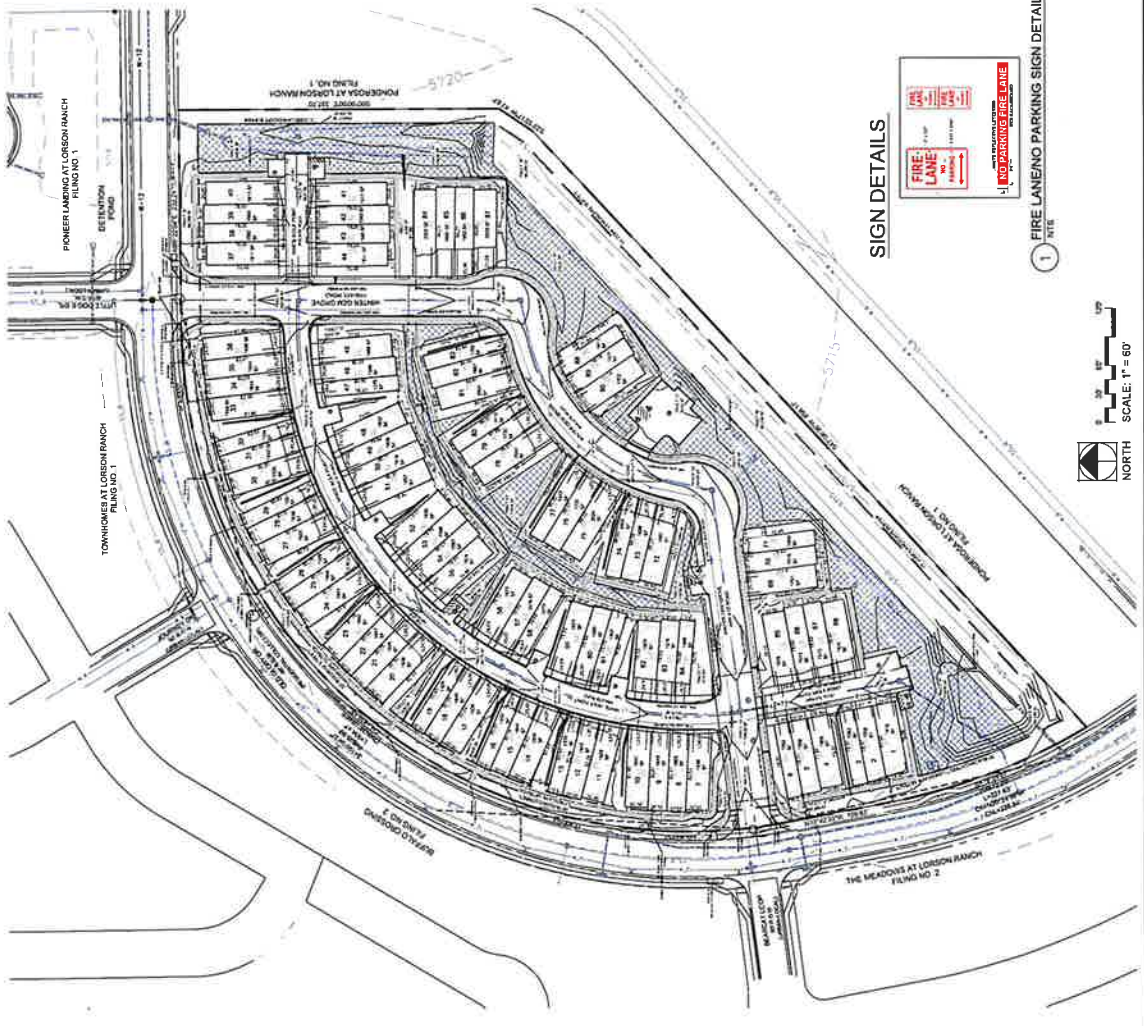
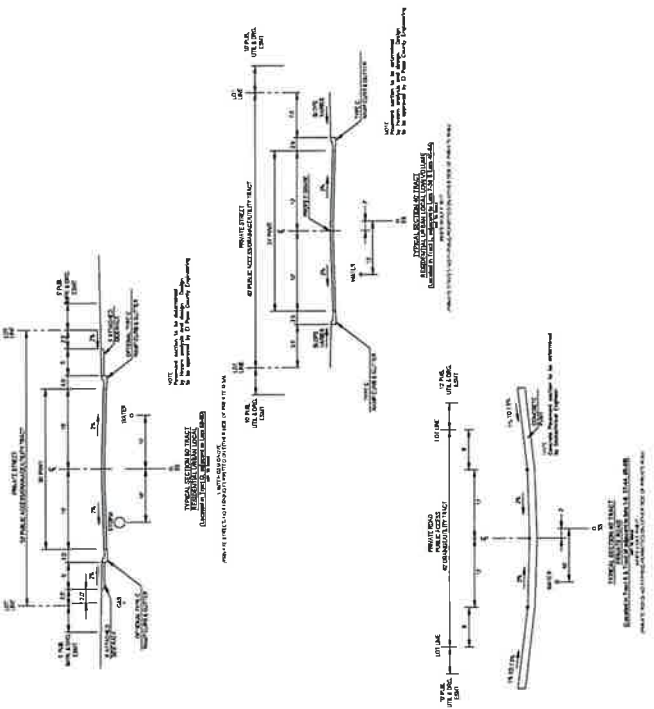
STAMP

REV #	DATE	REVISIONS
1	12/20/20	1st Revisions to County Circumplex
2	12/20/20	2nd Revisions to County Circumplex
3	12/20/20	3rd Revisions to County Circumplex
4	12/20/20	4th Revisions to County Circumplex
5	12/20/20	5th Revisions to County Circumplex

AS NOTED	SCALE
DESIGNED 08/03/18	
DRAWN 08/03/18	
CHECKED 11/13/18	
PROJECT NUMBER 201812	

STREET DETAILS
P4 of 10

TYPICAL STREET CROSS-SECTIONS



SIGN DETAILS



STREETS & PARKING

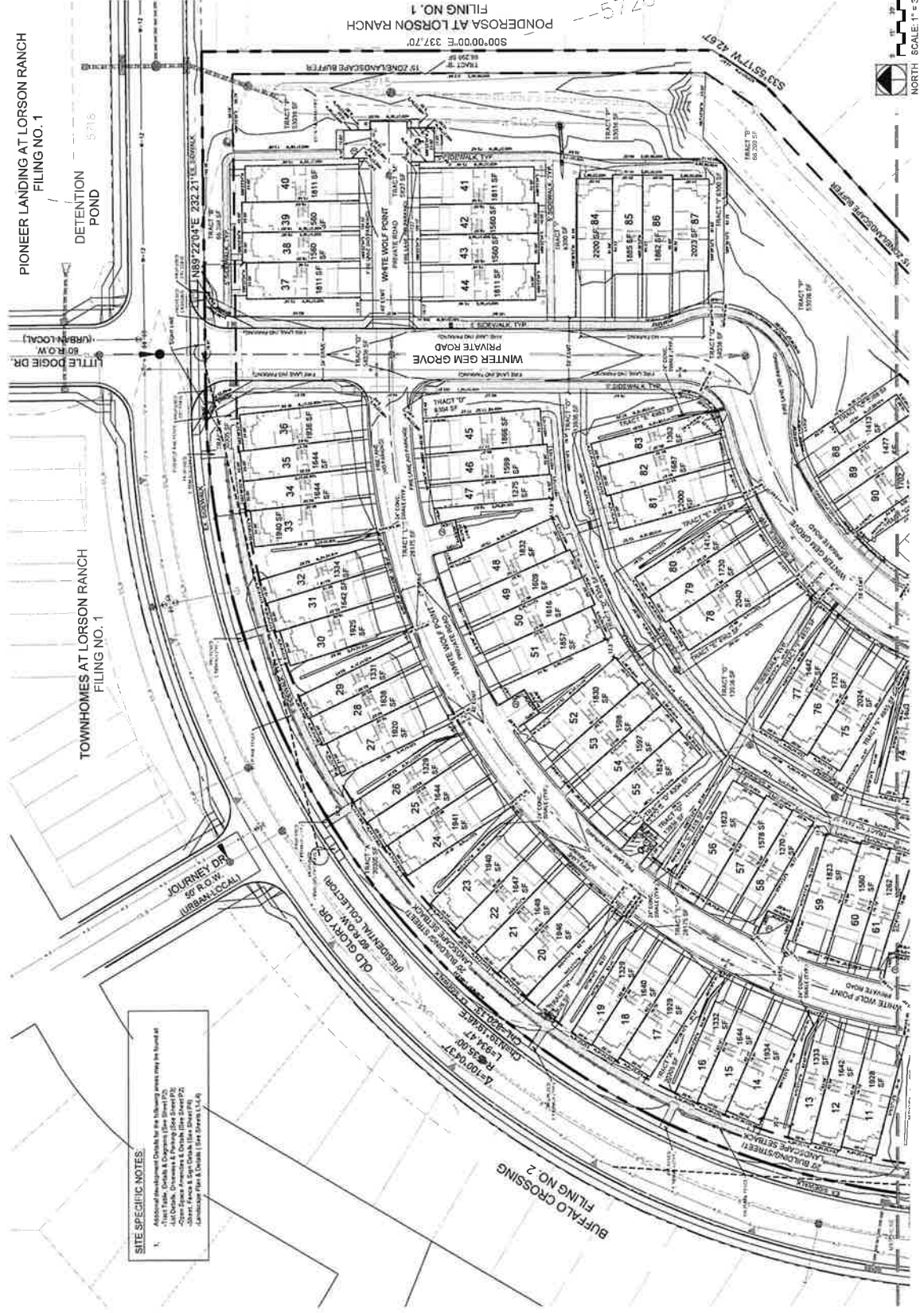
- The streets and parking for this development shall be designed to meet the requirements of the El Paso County Subdivision Ordinance, Chapter 12, Article 1, and the El Paso County Subdivision Ordinance, Chapter 12, Article 2.
- Water Green Drive and White Wolf Point are designed as private roads and will be privately owned and maintained by the Ponderosa #3 Homeowners Association. Private streets have been designed to a modified cross section. See PUD modification discussion and Street Details Sheet for additional information.
- All private streets shall be named to El Paso/El Paso County (E-11) and PPRB/CDE (numerical) standards.
- Addressing for Lots 1-40 that will be from Old Glory Drive with street addressing posted on the front of the residence facing Old Glory Drive. Lots 41-60 will be addressed from Water Green Drive and located at the rear of residences facing White Wolf Point. Lots 61-80 will be addressed from Water Green Drive.
- There shall be no direct lot access to or from Old Glory Drive.
- On-street parking is NOT PERMITTED on Water Green Drive. On-street parking is NOT PERMITTED on White Wolf Point. Designated Parking Spaces shall be provided for the use of the Homeowners Association and shall be located on the east side of Water Green Drive. Landscaping shall be provided for the designated parking spaces.
- Landscape Tracts, common open space and buffers together with associated landscape enhancements and materials shall be owned and maintained by the Homeowners Association as described in the Tract Table and Tract Notes.
- Driveways shall be provided for the use of the Homeowners Association as described in the Tract Table and Tract Notes.
- Parking shall not be permitted on driveways less than 20' in length. Driveways less than 20' in length have been designated as "No Parking" on the plan.
- For additional information on parking, see Parking Table located on Cover Sheet P-1.

SIDEWALKS:

- Sidewalks have been identified as according to individual townhome lots. These sidewalks are for informational purposes only. Final locations of sidewalk shall be determined by the Homeowners Association.
- Developments within a Planned Unit Development (PUD) zoning district shall be required to design and construct sidewalks to a thickness of five inches (5") for all sidewalks along the entire length of any roadway from which temporary or permanent access will be provided unless an alternative thickness is approved by the Board of County Commissioners as an exception to the associated PUD zoning district.
- For all other sidewalks within a PUD zoning district (i.e., sidewalks in common areas, sidewalks along identified school parcels, sidewalks in open space, etc.), they may be designed and constructed to a thickness of five inches (5") but may, at the developer's discretion, be reduced to a thickness no less than four inches (4").
- Private streets and sidewalks shall be designed to provide pedestrian access and circulation through the site shall be planned with access appropriate to the use and layout of residential and parcels of the development.

PONDEROSA AT LORSON RANCH FILING 3

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
 A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SWAR) OF SECTION 14, IN TOWNSHIP 19 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



SITE SPECIFIC NOTES:
 1. Additional site-specific details for the following items may be found at:
 - Final Title, Ordinance & Covenants (See Sheet 172)
 - All District, Ordinance & Planning (See Sheet 173)
 - Survey, Fences & Spot Details (See Sheet 174)
 - Landscape Plan & Details (See Sheets 175-176)

Thomson
 Planning, Surveying & Engineering, Inc.
 1100 15th Street, Suite 100
 Colorado Springs, Colorado 80902
 (719) 574-8777

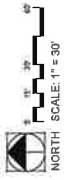
Ponderosa Filing No. 3
 Development Plan
 Planned Unit Development (PUD) & Preliminary Plan
 Colorado Springs

REV #	REVISIONS	DATE
1	Initial Submittal to City of Colorado Springs	11.20.2023
2	Revisions to City of Colorado Springs	12.20.2023
3	Revisions to City of Colorado Springs	12.20.2023
4	Revisions to City of Colorado Springs	11.20.2023
5	Revisions to City of Colorado Springs	11.20.2023
6	Revisions to City of Colorado Springs	11.20.2023

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER
58 07.23.23	58 07.23.23	58 11.13.23	246117

SCALE	AS NOTED
AS NOTED	AS NOTED

PUD SITE PLAN
P5 of 10



PONDEROSA AT LORSON RANCH FILING 3
 A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
 A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, 1N1 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



SITE SPECIFIC NOTES

1. Additional development details for the laboratory phase may be found at:
 - 2024 Preliminary Plan (PUD) & Preliminary Plan
 - 2024 Preliminary Plan (PUD) & Preliminary Plan
 - 2024 Preliminary Plan (PUD) & Preliminary Plan
 - 2024 Preliminary Plan (PUD) & Preliminary Plan
 - 2024 Preliminary Plan (PUD) & Preliminary Plan

REV #	REVISIONS	DATE
1	1st Revision to County Commission	11.12.2024
2	2nd Revision to County Commission	12.12.2024
3	3rd Revision to County Commission	12.12.2024
4	4th Revision to County Commission	12.12.2024

DESIGNED	18	07.01.24
DRAWN	18	07.01.24
CHECKED	18	11.11.24
PROJECT NUMBER	240117	
SCALE	AS NOTED	

PUD SITE PLAN
P6 of 10

Planned Unit Development (PUD) & Preliminary Plan
 Colorado Springs
Ponderosa Filing No. 3
 Development Plan

THOMAS + THOMAS
 Planning, Surveying & Development
 2024 West Loop Blvd
 Suite 100
 Colorado Springs, CO 80904
 (719) 578-8177



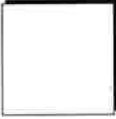
LORSON RANCH PUD DEVELOPMENT PLAN

A LANDSCAPE PLAN FOR

PONDROSA AT LORSON RANCH FILING 3

Abstract of land located in portions of the South West Section 14 in Township 15S & 16S Range 60W, Col. pm

Thomas+Thomas
 LANDSCAPE ARCHITECTS
 1000 17th Street, Suite 1000
 Denver, Colorado 80202
 (303) 733-8888



PONDROSA
 AT LORSON RANCH PUDSP
 FILING NO. 3
 El Paso County, Colorado
 LANDSCAPE PLAN

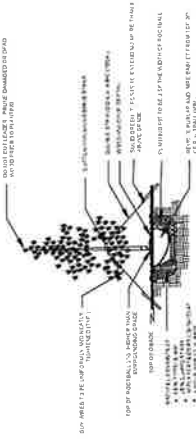
STAMP

DATE	DESCRIPTION
11.22.20	2nd Revision to County Comments
11.22.20	1st Revision to County Comments
11.22.20	Original

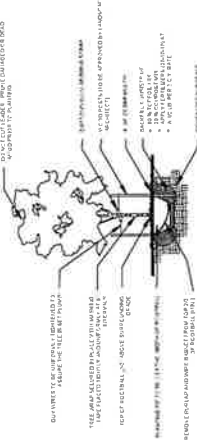
DATE	DESCRIPTION
11.22.20	2nd Revision to County Comments
11.22.20	1st Revision to County Comments
11.22.20	Original

L3 OF 10

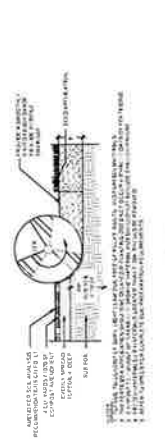
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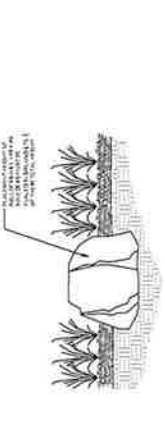
1 EVERGREEN TREE PLANTING DETAIL NTS



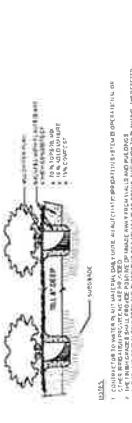
2 DECIDUOUS TREE PLANTING DETAIL NTS



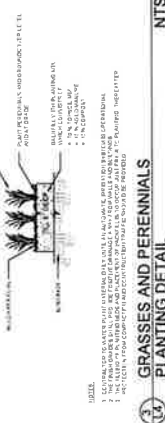
3 SOIL PREP - ALL AREAS PLANTING DETAIL NTS



4 BOULDERS INSTALLATION DETAIL NTS



5 SHRUBS PLANTING DETAIL NTS



6 GRASSES AND PERENNIALS PLANTING DETAIL NTS



LORSON RANCH PUD DEVELOPMENT PLAN

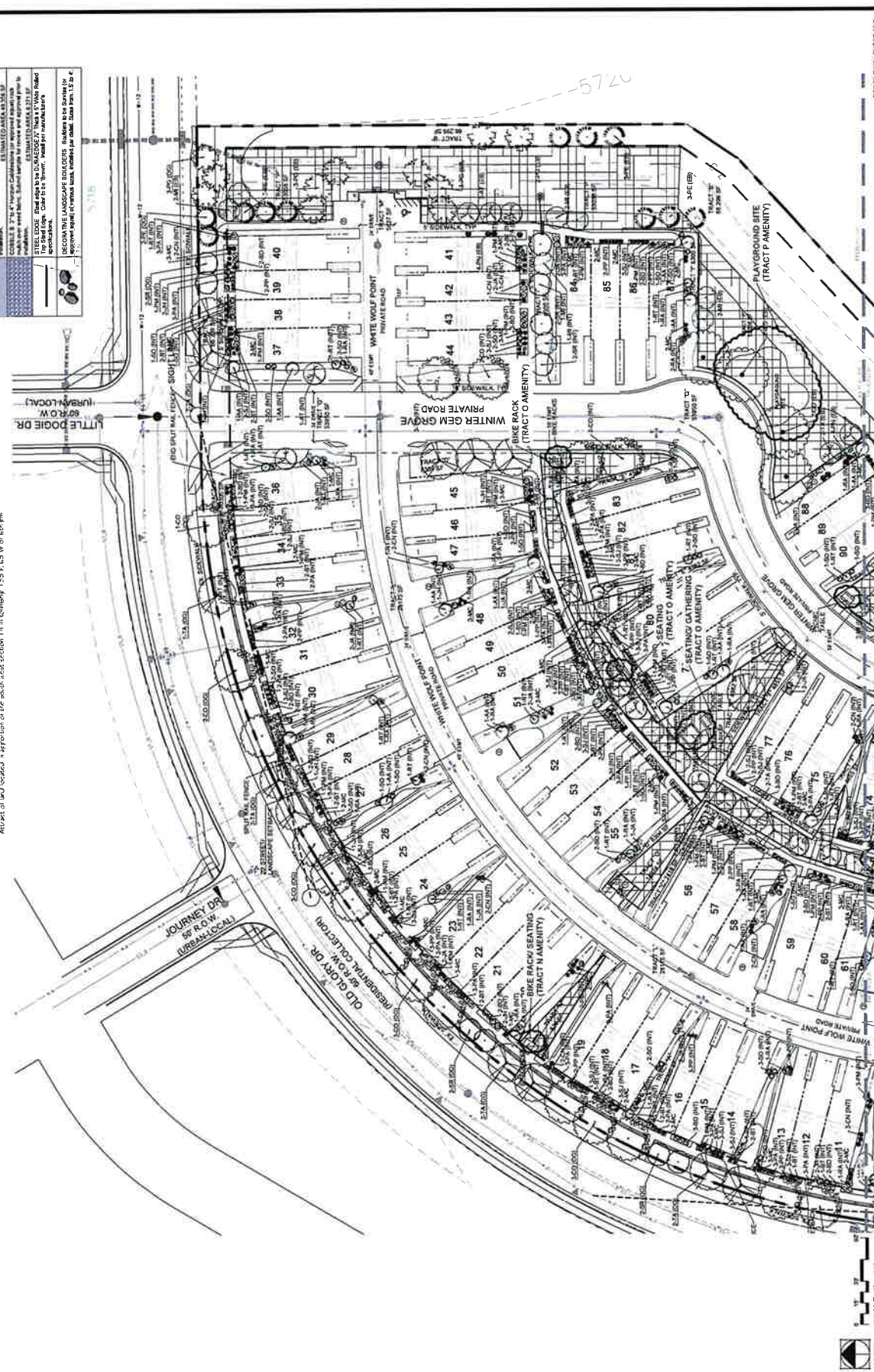
A LANDSCAPE PLAN FOR PONDROSA AT LORSON RANCH FILING 3

Atticard of land located in apporion of the south west section 14 in Township 12S R. 10S W of 6th PM

LANDSCAPE MATERIAL SCHEDULE:

1. **ESTIMATED AREA:** 48,785 SF
 2. **ESTIMATED QUANTITY:** 125,000 LBS. (56 TONS)
 3. **ESTIMATED COST:** \$1,250,000.00
 4. **ESTIMATED AREA:** 1,170 SF
 5. **ESTIMATED QUANTITY:** 2,340 LBS. (1.06 TONS)
 6. **ESTIMATED COST:** \$234,000.00
 7. **ESTIMATED AREA:** 48,785 SF
 8. **ESTIMATED QUANTITY:** 125,000 LBS. (56 TONS)
 9. **ESTIMATED COST:** \$1,250,000.00

NOTE: 1. The quantities are based on the estimated area and the estimated cost is based on the current market prices. 2. The quantities are based on the estimated area and the estimated cost is based on the current market prices. 3. The quantities are based on the estimated area and the estimated cost is based on the current market prices. 4. The quantities are based on the estimated area and the estimated cost is based on the current market prices. 5. The quantities are based on the estimated area and the estimated cost is based on the current market prices. 6. The quantities are based on the estimated area and the estimated cost is based on the current market prices. 7. The quantities are based on the estimated area and the estimated cost is based on the current market prices. 8. The quantities are based on the estimated area and the estimated cost is based on the current market prices. 9. The quantities are based on the estimated area and the estimated cost is based on the current market prices.



Thomas + Thomas
 LANDSCAPE ARCHITECTS
 1000 14th Street, Suite 100
 Fort Collins, CO 80521
 (970) 221-1111

STAMP

PONDROSA AT LORSON RANCH PUDSP
FILING NO. 3
 El Paso County, Colorado
 LANDSCAPE PLAN

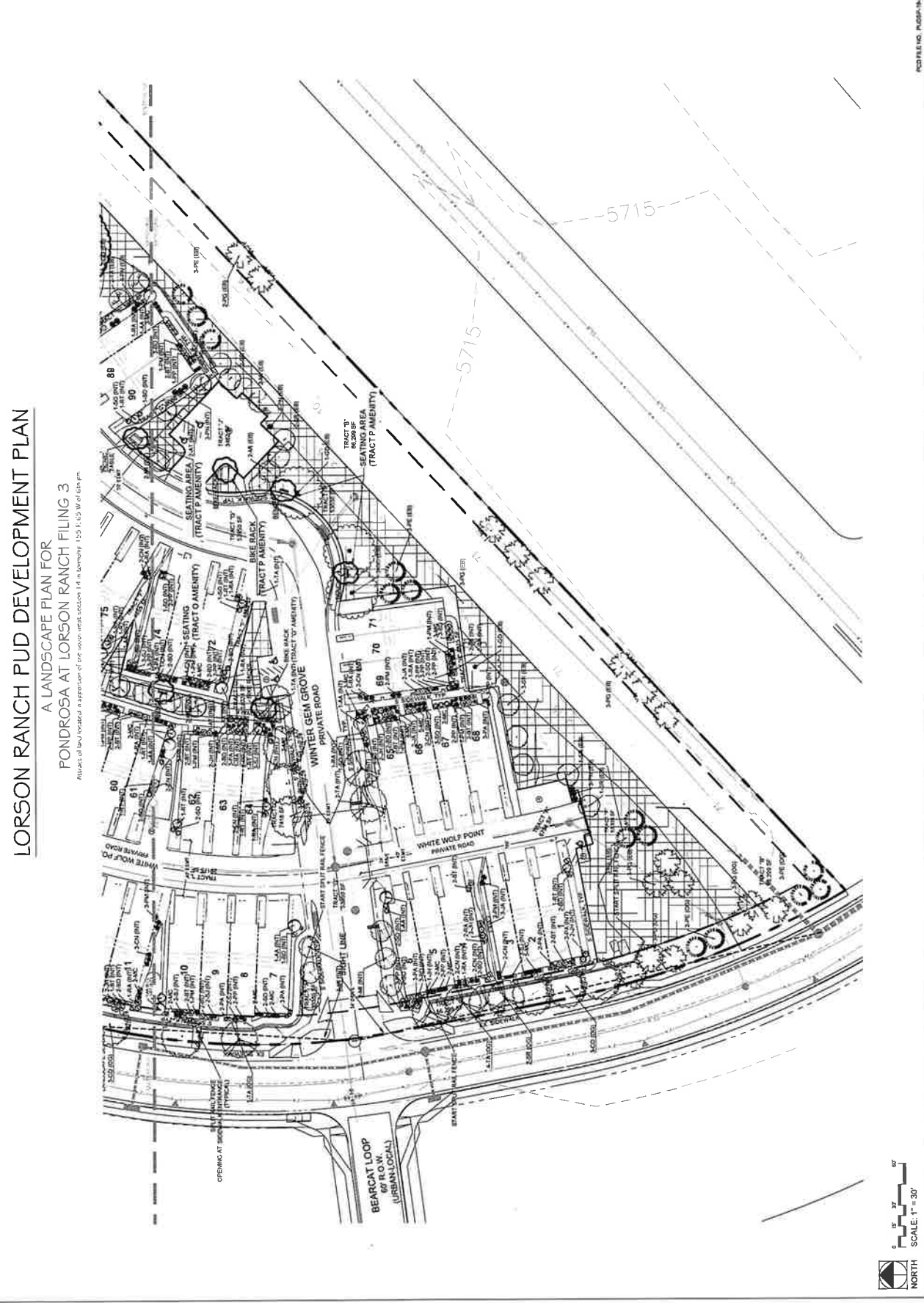
DATE

DATE	DESCRIPTION
11.18.18	DESIGNED BY
11.27.18	CHECKED BY
12.20.18	1st RESPONSE TO COUNTY COMMENTS
1.14.2020	2nd RESPONSE TO COUNTY COMMENTS

PROJECT NUMBER	DATE
2018.17	11.18.18

L4 OF 10





LORSON RANCH PUD DEVELOPMENT PLAN
 A LANDSCAPE PLAN FOR
PONDEROSA AT LORSON RANCH FILING 3
 Project of location: a portion of the senior village section 14 in township 12S R. 10E W of 10th P.M.





December 11, 2019

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

RE: Ponderosa Filing No. 3 at Lorson Ranch I Subdivision
SW1/4, Sec. 14, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 26786

To Whom It May Concern:

We have received the above-referenced proposal to approve a preliminary plat for Filing No. 3 of the Ponderosa at Lorson Ranch Subdivision. This proposal is for the creation of 90 single family lots and irrigated green space on 10.38 acres. 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 31.5 acre-feet/year for 90 household units. This equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes 4 acres of irrigated green space which is anticipated to require 12.25 acre-feet/year. The total subdivision estimated water demand is 43.75 acre-feet.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District. A letter of commitment dated November 4, 2019 from the District was provided with the materials and indicated that 43.75 acre-feet are committed to Filing No. 3 of the subdivision.

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 that 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 water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resources 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
Bryan E. Schmid
Nathan J. Whitney

June 8, 2020

PUDSP-19-10 Ponderosa at Lorson Ranch, Filing No. 3
PUD/Preliminary Plan

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

FINDINGS AND CONCLUSIONS:

1. This is a Planned Unit Development (PUD) and Preliminary Plan proposal by LOVE IN ACTION ("Applicant"), to subdivide an approximately 10.38 +/- acre parcel into 90 townhome units, plus right-of-way, open space, and landscaping. The property is zoned PUD RM (Planned Unit Development – Residential Medium).

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, the Applicant estimated its annual water needs to serve household use for this subdivision at 43.75 acre-feet. This calculation was based on the District's annual acre-feet single-family equivalent of 0.35 acre-feet which results in an annual water demand of 31.5 acre-feet/year, plus irrigation for community landscaping at 12.25 acre-feet/year (based on 35 SFE), for a total water demand of 43.75 acre-feet/year for the Ponderosa at Lorson Ranch Filing No. 3 subdivision. Based on these figures, the Applicant must provide a supply of 13,125 acre-feet of water (43.75 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

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



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

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.

The Applicant provided a *Water Demand and Wastewater Disposal Report for Ponderosa at Lorson Ranch Filing No 3 Preliminary Plan*, dated November 2019, prepared by Core Engineering Group. The Report confirmed the excess water supply of the District and the water demand for this subdivision at 0.35 acre-feet/unit (43.75 acre-feet/year).

4. In a letter dated December 11, 2019, the State Engineer reviewed the application to subdivide the 10.38 +/- acres into 90 townhome units. 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 water supply is adequate and can be provided without causing injury to decreed water rights."

5. The District's Engineer provided a letter of commitment for Ponderosa at Lorson Ranch Filing No. 3 dated November 4, 2019, which revised earlier commitment letters dated September 18, 2019 and September 24, 2019. The November 4, 2019 letter stated that the District commits to providing water supply to the Ponderosa at Lorson Ranch Filing No. 3 subdivision which includes "90 Townhomes (90 sfe) plus 4 acres of Landscaping (35 sfe) totaling 43.75 acre-feet."

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 at the time 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: With a proposed annual demand of 43.75 acre-feet/year, based on the current commitment of the District to that amount, and the annually renewable 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, Project Manager, Planner III

Widefield Water and Sanitation District

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,

Steve Wilson, District Manager



RECEIVED

AUG 01 2016

El Paso County
Attorney's Office

MAP AMENDMENT (REZONING) – PLANNED UNIT DEVELOPMENT (PUD)
(RECOMMEND APPROVAL)

Commissioner Trowbridge moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. PUDSP-19-010
Ponderosa Filing No. 3 at Lorson Ranch

WHEREAS, Love in Action, did file an application with the El Paso County Planning and Community Development Department to amend the El Paso County Zoning Map to rezone property and approval of a preliminary plan for the Ponderosa Filing No. 3 at Lorson Ranch subdivision in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference to the PUD (Planned Unit Development) zoning district; and

WHEREAS, a public hearing was held by this Commission on June 16, 2020; and

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

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication, and public notice was provided as required by law for the hearing before the Planning Commission of El Paso County.
3. The hearing before the Planning Commission was extensive and complete, all pertinent facts, matters, and issues were submitted and reviewed, and all interested persons were heard at that hearing.
4. That all exhibits were received into evidence; and
5. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.

6. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the El Paso County Land Development Code.
7. There has been a substantial change in the character of the area since the land was last zoned.
8. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
9. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.
10. The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site.
11. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.
12. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
13. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
14. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.
15. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design.
16. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.
17. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.

18. The owner has authorized the application.
19. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
20. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
21. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
22. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
23. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
24. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
25. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
26. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the application to amend the EL Paso County Zoning Map to rezone rezone property to the PUD (Planned Unit Development) zoning district.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED that the Planning Commission recommends the following conditions and notations and modifications be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. The 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, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall participate in a fair and equitable manner in the design and construction of intersection improvements at the intersection of Fontaine Boulevard and Old Glory Drive, which shall be determined during the final plat review process.
8. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.
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. 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.

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 requests 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.

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 roads. 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.

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.

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 homeowner’s association. No modifications from the ECM are requested.

2. The applicant is requesting a PUD modification to Sections 8.4.6.1.g. and 8.4.6.2.d.i of the Code to allow for blanket utility easements because of the proposed small lot sizes of less 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. The proposed PUD/Preliminary Plan depicts 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 within 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.

Allowing blanket utility easements is proposed to provide more flexibility for the utility providers to install the infrastructure within a broader easement area. If the easements are not in the correct location, then installation and maintenance can be challenging. Mountain View Electric Association, Black Hills Energy, and Widefield Water and Sanitation District have no objection to the requested modification.

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicant has worked directly with Mountain View Electric Association, Black Hills Energy, and Widefield Water and Sanitation District and the utility providers have no objection to the requested modification.

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

Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

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

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

The Resolution was adopted by a vote of 5 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: June 16, 2020

Brian Risley, Chair

EXHIBIT A

TRACT L, PONDEROSA AT LORSON RANCH FILING NO. 1, COUNTY OF EL PASO,
STATE OF COLORADO.

RESOLUTION NO. 20-

EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF
COLORADO

APPROVAL OF THE PONDEROSA AT LORSON RANCH FILING NO. 3 MAP
AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN
(PUDSP-19-010)

WHEREAS Love in Action, did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on June 16, 2020, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application and supporting PUD Development Plan; and

WHEREAS, a public hearing was held by this Board on July 14, 2020; and

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

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.

4. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.
5. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Land Development Code.
6. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
7. 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.
8. 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.
9. 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.
10. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
11. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
12. 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.
13. 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.
14. 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.

15. 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.
16. The owner has authorized the application.
17. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
18. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
19. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
20. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
21. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
22. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
23. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
24. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
25. 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.

26. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that the Board of County Commissioners hereby approves the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. The 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, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall participate in a fair and equitable manner in the design and construction of intersection improvements at the intersection of Fontaine Boulevard and Old Glory Drive, which shall be determined during the final plat review process.
8. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.
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. 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.

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 requests 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.

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 roads. 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.

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.

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 homeowner's association. No modifications from the ECM are requested.

2. The applicant is requesting a PUD modification to Sections 8.4.6.1.g. and 8.4.6.2.d.i of the Code to allow for blanket utility easements because of the proposed small lot sizes of less 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. The proposed PUD/Preliminary Plan depicts 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 within 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.

Allowing blanket utility easements is proposed to provide more flexibility for the utility providers to install the infrastructure within a broader easement area. If the easements are not in the correct location, then installation and maintenance can be challenging. Mountain View Electric Association, Black Hills Energy, and Widefield Water and Sanitation District have no objection to the requested modification.

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicant has worked directly with Mountain View Electric Association, Black Hills Energy, and Widefield Water and Sanitation District and the utility providers have no objection to the requested modification.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 14th day of July, 2020, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

TRACT L, PONDEROSA AT LORSON RANCH FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.