

**LORSON RANCH COMMERCIAL  
Rezone  
Letter of Intent**

**October 3, 2022 (REV-1)**



**PREPARED FOR:**

Lorson LLC Nominee for Heidi LLC  
212 N. Wahsatch Ave., Suite 301  
Colorado Springs, CO 80903

**PREPARED BY:**

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

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

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

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

**Tax Schedule No:** 5522104050

**Acreage:** 13.44 Acres

**Site Location, Size, Zoning:**

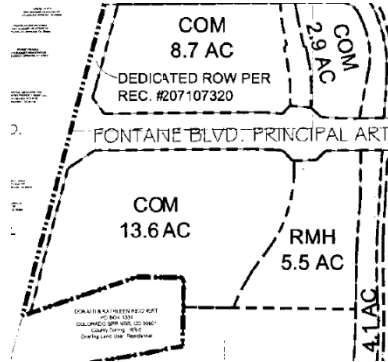
Matrix Design Group, on behalf of Lorson LLC Nominee for Heidi LLC, is respectfully submitting a rezone application for the proposed Lorson Ranch Commercial project. The proposed submittal seeks to rezone 13.44 acres from PUD Commercial to Commercial Community (CC). The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts COM (Commercial Related Uses). The proposed rezone application submittal proposes Commercial Community (CC) zoning and is in compliance with the approved Sketch Plan.

The site is bordered by Fontaine Boulevard to the north; Marksheffel Road to the west; Carriage Meadows Drive to the east; developed Lorson Ranch PUD zoned single-family property to the south (Residential Medium 7-10 DU/ Acre); as well as a +/- 4.7-acre single-family residence (RR-5) to the south. The parcel that makes up this submittal is vacant with no existing buildings or structures. The site contains no natural drainage ways or significant natural features. The site does contain existing drainage facilities and improvements which shall remain. Lorson Ranch Commercial is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water/ wastewater.

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

**Request & Justification:**

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



proposed submittal seeks to rezone 13.44 acres from PUD Commercial to a straight Commercial Community (CC) zone district. The straight zone district designation will make future development of the commercial lots simpler as the CC zone district outlines the design standards and guideline. A preliminary concept drawing illustrates 7 commercial lots of approximately 1 to 2-acres in size each. This preliminary concept plan is for reference only and subject to change. Future preliminary plan submittals will determine the final layout and design. The proposed rezone parcel is currently zoned

PUD and is part of the Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016. This Master Plan depicts the parcel as COM (Commercial Related Uses).

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

**Commercial Community (CC) Zoning Requirements**

*The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.*

The site meets the intent of Commercial Community zoning by providing freestanding or small center type buildings to primarily serve Lorson Ranch and the adjoining neighborhoods. Use Types will confirm to the Allowed and Special Use requirements of LDC Chapter 5, Table 5-1.

**Your El Paso County Master Plan**

**Baseline Considerations:**

1. *Is there a desirability or demand within the community for this use?*  
The proposed Lorson Ranch Commercial would help to fulfill desirability and demand for additional Commercial Retail and Commercial Services within El Paso County as well as serve the few thousand residential units existing and proposed within the Lorson Ranch development. As illustrated in the recently approved Your El Paso County Master Plan, the place based approach is not focused on the use of a specific parcel, but rather is concerned with the collective mix of uses that establish a place within the El Paso County community. The Commercial component of Lorson Ranch was always planned for and intended to be on the subject parcel per the approved Lorson Ranch Minor Sketch Plan Amendment.
2. *Does the market support the need for the use? Would the use be viable if built right now?*  
There is a demand for the proposed Commercial land use to serve the planned +/-

6,500 residential units within Lorson Ranch as well as the growing areas adjacent to the proposed commercial parcels.

- 3. Would the use be providing necessary housing or essential goods and/or services?*  
The proposed Lorson Ranch Commercial will incorporate commercial retail and commercial services into the community. The proposed site is not located within a "Key Area" but is located within an area of change (Minimal Change: Developed). The site has a place type of Suburban Residential which has a primary land use of Single-Family Residential and supporting land uses of both Commercial Retail and Commercial Services. The proposed rezone supports this place type as well as the existing Lorson Ranch Minor Sketch Plan Amendment. Additionally, the Commercial land use supports **Goal 1.3** *Encourage a range of development types to support a variety of land uses.*

#### County Systems Considerations:

- 1. Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*  
The proposed Lorson Ranch Commercial will be served by existing infrastructure to include water and wastewater services, electricity and roadways. These utilities have been planned for long in advance with capacity to serve the commercial development.
- 2. Does the development trigger the need for such infrastructure?*  
The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development may require expansion of some existing facilities meeting **Goal LU4:** *Continue to encourage policies that ensure "development pays for itself"*. The extension of existing utilities and facilities into this site will be determined with future, more detailed developments.
- 3. Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*  
The proposed Lorson Ranch Commercial will require a public street roadway to be designed and built to El Paso County Standards. Internal trail and sidewalk connections will be provided as necessary to connect to existing trail systems within the development. This supports **Goal TM2** *Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

#### **El Paso County Water Master Plan:**

Lorson Ranch Commercial is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filing. There are no proposed wells or individual septic systems within Lorson Ranch Commercial. Lorson Ranch Commercial will request a WWSD intent to serve commitment letter at the time of the preliminary plan submittal. The Lorson Ranch Commercial will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality as part of future permitting administrative review of future final plats.

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

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

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

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

No residential units are proposed.

**Total Number of Industrial or Commercial Sites:**

A preliminary concept drawing illustrates 7 commercial lots of approximately 1 to 2-acres in size each. This preliminary concept plan is for reference only and subject to change. Future preliminary plan submittals will determine the final layout and design. There are no industrial sites being proposed.

**Phasing Plan and Schedule of Development:**

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

**Areas of Required Landscaping:**

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

**Types of Proposed Recreational Facilities:**

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

**Traffic Engineering:**

Vehicular access as illustrated on the Concept Drawing with all roadways to be public, built to El Paso County standards. A main access point is proposed on Carriage Meadows Drive. A right-in/ right-out access point is proposed along Fontaine Boulevard. This right-in/ right-out access point will require a deviation. See below for more information. Road impact fees to be calculated at time of building permit as may be required.

**School District:**

N/A

**Proposed Services:**

1. Water/ Wastewater: Widefield Water and Sanitation District
2. Gas: Black Hills Energy

- 3. Electric: Mountain View Electric
- 4. Fire: Security Fire Protection District
- 5. School: Widefield District #3
- 6. Roads: El Paso County Road and Bridge
- 7. Police Protection: El Paso County Sheriff's Department

**Impacts associated with the Rezone Application:\_\_\_**

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

Site Geology: A Soils and Geology Study will be performed and submitted at time of preliminary plan submittal.

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

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

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

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

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

Vegetation, Wildlife Habitats and Migration Routes:

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

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

- Prairie Dog
- Mule and White-Tailed Deer
- Pronghorn Antelope
- Fox species

- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

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

**Deviation Requests (see Deviation Request and Decision Forms):**

1) ROADWAY ACCESS CRITERIA

Requested Deviation: To permit a right-in/right-out access from Fontaine Boulevard into the Lorson Ranch Commercial parcel.

Justification: The deviation will help reduce the amount of commercial traffic on Carriage Meadows Drive. Additionally, the right-in/right-out access point is half-way (approximately 520' feet) between the intersections of Marksheffel Road and Carriage Meadows Drive. All of the turn movements will take place in an existing auxiliary lane where speeds are already reduced and nowhere near the design speeds of Fontaine Boulevard.