

LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Carriage Meadows South at Lorson Ranch Final Plat is situated to the east of Marksheffel Road, south of Fontaine Boulevard, and west of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 106.64 acres. This final plat incorporates the entire preliminary plan area.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:**
Owner = Lorson LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Carriage Meadows South at Lorson Ranch Final Plat is based on the previously submitted and approved Carriage Meadows South at Lorson Ranch PUD/Preliminary Plan (PUDSP-16-002)
 1. ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*** – Carriage Meadows South is in compliance with the approved sketch plan and adjacent residential development
 2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** Development is within the sketch plan area and will be surrounded by future residential development in accordance with the Overall Development and Phasing Plan (PUD-05-003)
 3. ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.*** – Buffers are provided per the PUD/Preliminary Plan
 4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Carriage Meadows South is in response to the market demand for single family residential lots
- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer on the south side of Lorson Ranch, watermain in Fontaine Boulevard, and watermain in Marksheffel Road. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and two detention/WQ ponds to serve the site. All proposed facilities will be in accordance with El Paso County design standards.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** Deviation DEV-16-013 for Lorson Boulevard road classification has been approved.
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Carriage Meadows South at Lorson Ranch comprises of 106.64 acres.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 235 Single Family Residential Dwelling Units on 69.34 acres (3.4 Du/ Acre). We did not include future development tracts for calculating density.
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.

- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat = 106.64 acres. Open Space, detention = 34.02 acres (32% of 106.64 acres). This includes two detention pond tracts and Jimmy Camp Creek
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads and on Lorson Boulevard. All open space tracts will be maintained by the Lorson Ranch Metropolitan District.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Carriage Meadows South at Lorson Ranch
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** Open space tracts will be revegetated to pre-development condition
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard/Carriage Meadows Drive and Marksheffel Road/Lorson Boulevard
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Carriage Meadows South at Lorson Ranch will utilize two centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW and an agreement for maintenance of said cluster by Lorson Ranch Metropolitan District will be also be included with this final plat application.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site has been completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfy the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. A separate 100' access tract (Tract I) is platted and follows the future alignment of Fontaine Boulevard. Tract I will provide interim access to the school site until Fontaine Boulevard is constructed and platted as ROW. The access tract will be permanently platted as right-of-way when the first plat East of the East Tributary of Jimmy Camp Creek is prepared and recorded.

Discuss PUD requirements

Discuss Marksheffel access for existing home

PID NO. ?

Discuss access to district facility south of Lorson Blvd. on Marksheffel

see USPS comments on locations

Markup Summary

dsdparsons (3)



1. INTENT AND SCOPE OF PROPOSED PROJECT: The proposed project is to construct a new building for the use of the City of Los Angeles. The project is located at the intersection of [redacted] and [redacted] streets. The project is a [redacted] story building with a total area of [redacted] square feet. The project is expected to be completed by [redacted].

2. PROJECT ACCESS LOCATIONS: The project is located at the intersection of [redacted] and [redacted] streets. The project is expected to be completed by [redacted].

3. PROJECT IMPACTS: The project is expected to have a positive impact on the surrounding area. The project is expected to create [redacted] jobs and increase the tax base of the City of Los Angeles. The project is also expected to improve the appearance of the area and provide a new landmark building.

4. PROJECT DESCRIPTION: The project is a [redacted] story building with a total area of [redacted] square feet. The project is expected to be completed by [redacted].

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Discuss PUD requirements



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Discuss Marksheffel access for existing home

dsdrice (2)



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see USPS comments on locations



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Discuss access to district facility south of Lorson Blvd. on Marksheffel