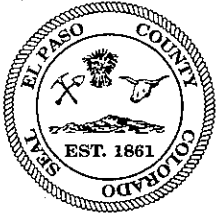


**EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT**

**File No:** PUD-05-009 - Meridian Ranch Filing #4  
**Applicant:** NES INC.  
**Owner:** Meridian Ranch Investments, Inc.  
**Date Submitted:** July 26, 2005  
**Location:** The property is located north of Woodmen Hills Subdivisions, between Meridian Road and Eastonville Road

**Commissioner District:** 2

Staff report prepared for Planning Commission Public Hearing  
 Date Prepared: November 18, 2005  
 Project Manager: Mike Garrott  
 Planner: Kent Hubbard  
 Engineer: Gary Hamacher

## **I. SUMMARY OF STAFF REPORT COMMENTS**

The applicants are requesting rezoning 85.19 acres from PUD (Planned Unit Development) zone district to a more specific PUD District with a Site Specific Development Plan. The plan includes 96 single-family lots (lot sizes are proposed to average 5,000 square feet), 30 acres of future commercial uses and 26 acres for golf course uses. The PUD District is established in accordance with Sections 24-67-101, et seq., C.R.S., for the purposes as outlined in Chapter 4, Section 16 of the El Paso County Land Development Code. A concurrent Preliminary Plan for Meridian Ranch Filing #4 (SP-05-015), an Amendment to the Meridian Ranch Sketch Plan (SKP-05-002) and an Amendment to the Overall PUD (PUD-05-008) have been submitted. The surrounding land is developed or proposed for single-family uses to the north, south, east and single-family and commercial to the west.

The Development Services Department received several comments from reviewing agencies, with responses ranging from no comment to approval, (specific reviewing agency comments are located in the Master File).

Staff finds that the PUD is generally consistent with the pending amended sketch plan, Overall PUD for Meridian Ranch and the Falcon / Peyton Comprehensive Plan, the Development Services Department recommends that a finding of Master Plan consistency for the rezoning request can be supported and approval is recommended. The basis for this recommendation are outlined further in the Comprehensive Plan Analysis and Land Use Analysis review sections of the report.

## **II. ACREAGE, PARCEL NUMBERS, PROPOSED USE**

Acreage: 85.19 acres  
Parcel Number(s): 42000-00-295  
Proposed Use: single-family residential and commercial

## **III. STAFF RECOMMENDATION**

That the Planning Commission **approve** the proposed PUD -

## **IV. NOTIFICATION**

Staff notified 33 adjoining property owners.

**Public Input:**

## **V. PUBLIC HEARINGS and LEGAL NOTIFICATION**

**Planning Commission:**

**Request:** Scheduled Hearing Date(s) 11/29/2005

**Waiver(s):** None

**Vote:**

**Voting Rationale:**

**Summary of Planning Commission Hearing:**

**Legal Notice:**

**Board of County Commissioners:**

**Request:** Not Applicable Hearing Date

**Waiver(s):** None

## **VI. CODE AND POLICY COMPLIANCE:**

The project was reviewed against Chapter IV, Section 2 and Chapter IV, Section 16 of the Land Development Code.

The proposed project is in compliance with the El Paso County Land Development Code.

Project Name: PUD Rezone: Meridian Ranch Filing #4  
Project Number: PUD-05-009  
Project Manager: Mike Garrott

## VII. IDENTIFICATION AND LOCATIONAL INFORMATION

<b>Surrounding Land Use:</b>	North: Undeveloped
	South: Developed Single-Family Residential Woodmen Hills
	East: Undeveloped
	West: Developed Single-Family Residential Paint Brush Hills
<b>Zoning of Surrounding Property:</b>	North: RR-2 - Proposed Residential
	South: PUD - Residential
	East: RR-2 - Proposed Residential
	West: R - Residential

## VIII. LAND USE ANALYSIS AND IMPLICATIONS

Meridian Ranch Filing 4 PUD (Site Specific PUD) is a proposed planned unit development consisting of residential, commercial uses and a golf course located east of Meridian Road, north of Stapleton Drive and west of Eastonville Road. The property within the Filing 4 PUD Plan proposal consists of approximately 85.19 acres with:

Land Use	Area	Dwelling Units
Residential	21.01	96
Commercial	29.58	
Golf Course	26.01	

The applicant is requesting approval of Filing 4 PUD – Planned Unit Development.

Access to Meridian Ranch will be provided via Meridian Road (new construction on the western boundary of the property) and Stapleton Drive (new construction on the southern boundary of the property) and Eastonville Road (new construction on the eastern boundary of the property) to the proposed internal streets.

Meridian Ranch is bordered by vacant property and residential to the north and west, east, and Woodman Hills development to the south across Stapleton Drive.

Staff finds that the request for approval of Filing 4 PUD complies with the submittal and review criteria set forth in Chapter IV, Sections 16 (PUD – Planned Unit Development) and 2 (Zoning Procedures) of the El Paso County Land Development Code.

Project Name: PUD Rezone: Meridian Ranch Filing #4  
Project Number: PUD-05-009  
Project Manager: Mike Garrott

Staff finds that all issues identified during the initial review process have been satisfactorily addressed and/or resolved by the applicant and there are no outstanding issues remaining with the approval of this request.

## **IX. COMPREHENSIVE PLAN ANALYSIS**

### **Policy Plan Recommendation**

The Long Range Planning Division recommends a finding of consistency with the El Paso County Policy Plan (1998). The proposal recommended as consistent with the general planning policies contained within that Plan.

### **Small Area Plan Recommendation**

The subject property is located within the boundaries of the Falcon/ Peyton Comprehensive Plan (1993). A finding of consistency has been made for prior versions of the Overall Planned Unit Development Plan, and is recommended for the amendment to the overall PUD which is being considered immediately prior to this item.

### **Other Master Plan Recommendations**

There are no outstanding issues of concern with other El Paso County Master Plan elements

### **Summary**

A finding of consistency with the El Paso County Master Plan is recommended by the Long Range Planning Division, based on the assumption that this finding is made for PUD-05-008.

## **X. PUBLIC SERVICE AND SITE CONSIDERATIONS**

### **Major Thoroughfare and Transportation**

The project site is located about 3 miles north of the Town of Falcon, in the northeast corner of the intersection of Meridian Road and Stapleton Drive. The south about one third of the area will be for commercial. The northeast about one third of the site is open space, drainage and the golf course. The northeast, about one third of the area is for single family residential. A plot plan will be required for the commercial area. This filing will take access from both Meridian Road and Stapleton Drive with right-in/right-out accesses and a full access onto Meridian Ranch Blvd. The right-in/right-outs on Meridian Road and Stapleton Drive will be approved through the deviation process with the preliminary plan. Meridian Ranch is participating in the Falcon Small Area Traffic requirements and the Woodmen Road Improvement District. The developer has dedicated right-of-way for Meridian Road and Stapleton Drive. The developer is presently building two additional lanes for Meridian Road from Woodmen Road to Stapleton Drive, approximately 3 miles. On-site and off-site roadway improvements will be completed based on triggers addressed in this filing's Traffic Impact Studies. Engineering has no outstanding issues with this submittal.

Project Name: PUD Rezone: Meridian Ranch Filing #4  
Project Number: PUD-05-009  
Project Manager: Mike Garrott

## **Drainage**

The development is located within the Falcon and Bennett Ranch Drainage Basins. Drainage Basin Planning Studies (DBPS) have been performed on both of these drainage basins. Stormwater runoff from this development has been restricted by the BOCC to 80% of historic. Runoff will be required to be designed to meet the BOCC's requirements.

## **Utilities Services**

Utility providers have requested standard easements which the applicant intends to provided on the final plat.

## **Schools**

District: #49-Falcon

School District #49 is in complete agreement with the proposed revisions to the original Sketch Plan and associated applications.

## **Public Safety (Fire Protection and Law Enforcement)**

The property is within the Falcon Fire Protection District will provided fire protection and emergency medical services accordingly.

## **Recreation and Parks**

District Number: N/A

Urban Parks Area: N/A

Fees in Lieu of Land:

Regional Parks: N/A

Urban Parks:

Neighborhood: N/A

Community: N/A

## **Topography and Land Characteristics Adaptability**

As further described in the applicant's submitted materials, the site is typical of high desert, short prairie grass with relatively flat slopes generally ranging from 2% to 4%. The area drains generally from northwest to southeast being tributary to the Falcon, Bennet Ranch, Haegler Ranch, and Gieck Ranch Basins, which are tributary to Black Squirrel Creek.

From a physical standpoint, the site appears to be capable of supporting the proposed land uses.

## **Water**

**Source** Meridian Metropolitan District

**Quantity** Not Applicable

Project Name: PUD Rezone: Meridian Ranch Filing #4  
Project Number: PUD-05-009  
Project Manager: Mike Garrott

<b>Quality</b>	Not Applicable
<b>Dependability</b>	Not Applicable
<b>Comments</b>	* A finding of sufficiency regarding water quantity, dependability and quality are not required for PUD requests. These findings are made as part of the subdivision process.

The complete agency comments are found in the public record file.

## **XI. APPLICABLE RESOLUTIONS**

Approval: Page 51  
 Disapproval Page 52

## **XII. CONDITIONS OF APPROVAL**

1. If for any reason a lower level/basement is to be built on the site, then an underdrain system may need to be installed to help compensate for the high groundwater.
2. Recommended that the applicant obtain documentation from FWS regarding threatened and endangered species impacts prior to proceeding with the project.
3. A completed U.S. Army Corps of Engineers permit should be provided to the El Paso County Planning Department prior to project commencement if ground disturbing activities would occur in wetland areas. Alternatively, a letter from a qualified wetland scientist indicating why such a permit is not required for this project would be acceptable.
4. Information regarding wildlife protection measures should be provided including fencing requirements, garbage containment, pets, enhancement/maintenance of natural vegetation, weed control, and riparian/wetland protection/buffer zones as appropriate. Information can be obtained from the Colorado Division of Wildlife.
5. Approval is contingent upon the development participating in a fair and equitable manner in the Woodmen Road District and in the Falcon Small Area Traffic Study.
6. Applicable Park and School fees shall be paid with any Final Plats.
7. All owners of record must sign the Development Plan.
8. The 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.

Project Name: PUD Rezone: Meridian Ranch Filing #4  
 Project Number: PUD-05-009  
 Project Manager: Mike Garrott

9. Development of the property shall be in accordance with this overall PUD Development Plan. All subsequent specific Development Plans submitted and processed shall be consistent with the overall PUD Development Plan. Minor modifications may be made subject to the limitations contained in Section 16, paragraph Q. of the El Paso County Land Development Code.

10. No building permits shall be issued prior to recording the Development Plan and Final Plat.

11. Prior to approval of a Plot Plan the land use(s), densities, setbacks, height limits, access locations, and lot area coverage as depicted on the Plot Plan shall be found to be in conformance with the Development Plan as approved by the Board of County Commissioners.

### **XIII. NOTATIONS**

1. If a rezone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

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#### **Attachments:**

Vicinity Map  
Letter of Intent  
Reduced Development Plan  
2000 PUD Development Plan

Project Name: PUD Rezone: Meridian Ranch Filing #4  
Project Number: PUD-05-009  
Project Manager: Mike Garrott

# El Paso County Parcel Information

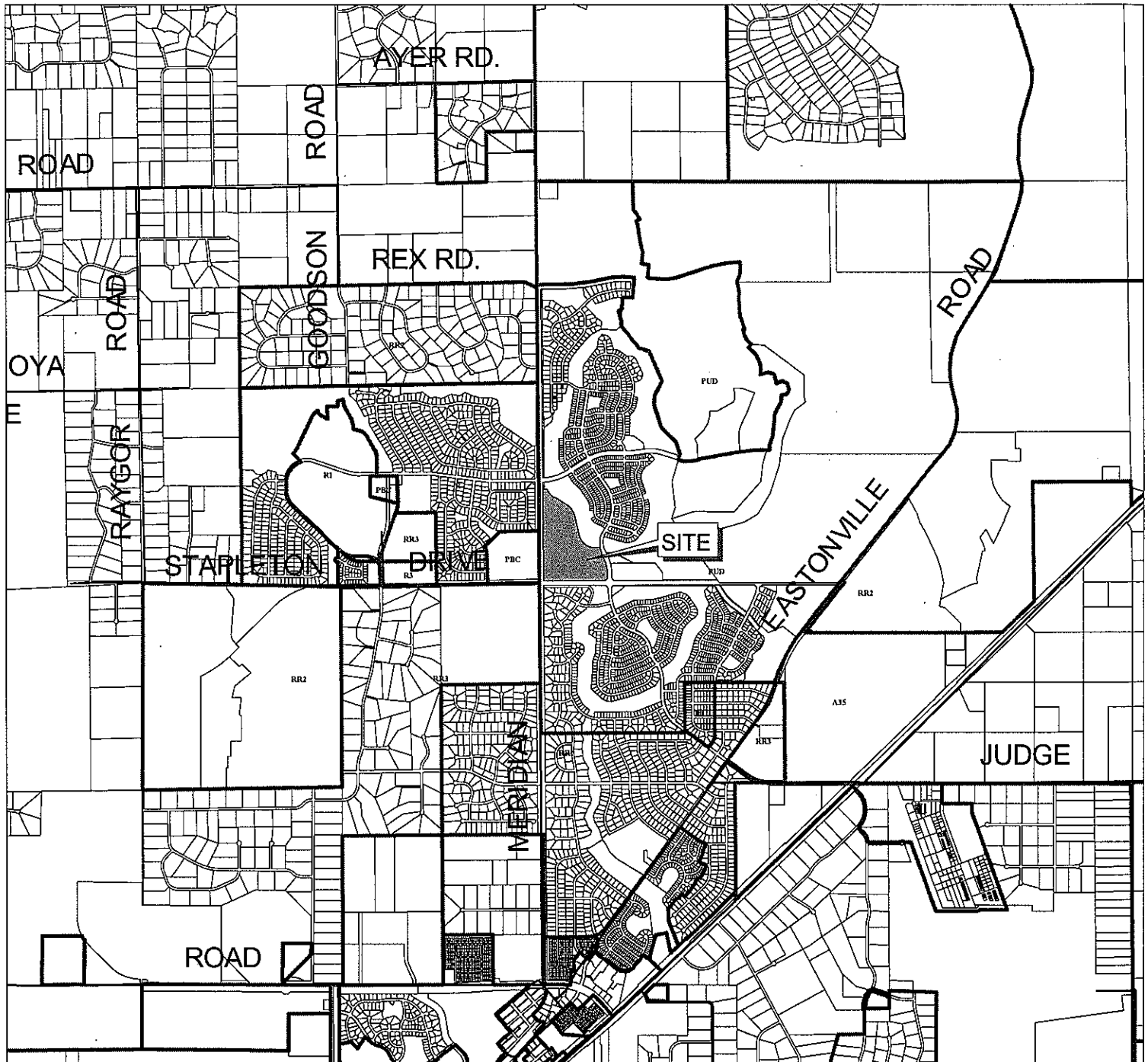
Parcel Number: 4200000295

File Name: PUD-05-009

Parcel Address: 0 MERIDIAN RD

Parcel Owner: MERIDIAN RANCH INVESTMENTS INC

Owner Mailing Address: 1700 LINCOLN ST STE 3800, DENVER, CO 80203



Please report any discrepancies to:  
El Paso County GIS/Mapping  
325 S. Cascade  
Colorado Springs, CO 80903  
(719)520-6523

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November 22, 2005





**Meridian Ranch Phase III  
Preliminary Plan and Site Specific PUD Development Plan  
Filing 4  
Letter of Intent  
July 25, 2005**

**Property Owner:**

Meridian Ranch Investments, Inc.  
1700 Lincoln Street, Suite 3800  
Denver, CO 80203

**Developer:**

GTL Development, Inc.  
3575 Kenyon Street  
San Diego, CA 92110  
619-223-1663  
Doug Woods, Project Manager

**Applicant:**

N.E..S. Inc.  
508 South Tejon Street  
Colorado Springs, CO 80903  
719-471-0073  
Tim Seibert, Project Manager

**Location:**

The location of this Preliminary Plan, Filing 4, is within the Meridian Ranch Sketch Plan area and is part of Phase III as identified on that plan. Filing 4 is located in the southwest corner of Meridian Ranch at the intersection of Stapleton Drive and Meridian Road. The site consists of approximately 85 areas of which approximately 32 acres consist of future commercial development. The site is zoned PUD.

**Request:**

Approval of the Preliminary Plan and PUD Development Plan for Filing 4 consisting of 96 lots and future commercial development. The residential lots are generally 5,000 square feet in size.

**Justification:**

The Preliminary Plan and PUD Development Plan submitted with this application consist of 96 single-family lots. Access to the home sites is provided via a new street connecting from Meridian Road to Meridian Ranch Boulevard. This road, Tourmaline, is intended to serve the future commercial site as well. There is a large open space buffer between the lots and Meridian Road to allow for a trail, berming, and landscaping. A buffer is also provided between these lots and the future commercial area to the south. The homesites abut Antler Creek Golf course on the northern and eastern boundaries.

Meridian Ranch Metropolitan District will provide water and sewer service for the project. Accompanying reports discuss the capacity and system specifically.



URBAN DESIGN  
 LAND PLANNING  
 & LANDSCAPE  
 ARCHITECTURE  
 508 South Teaneck Street  
 Colorado Springs, CO 80903  
 TEL: 319-411-0073  
 FAX: 319-411-0075



FILING A PUD DEVELOPMENT PLAN  
**MERIDIAN RANCH**

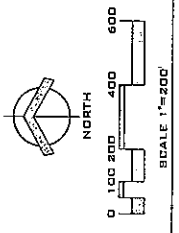
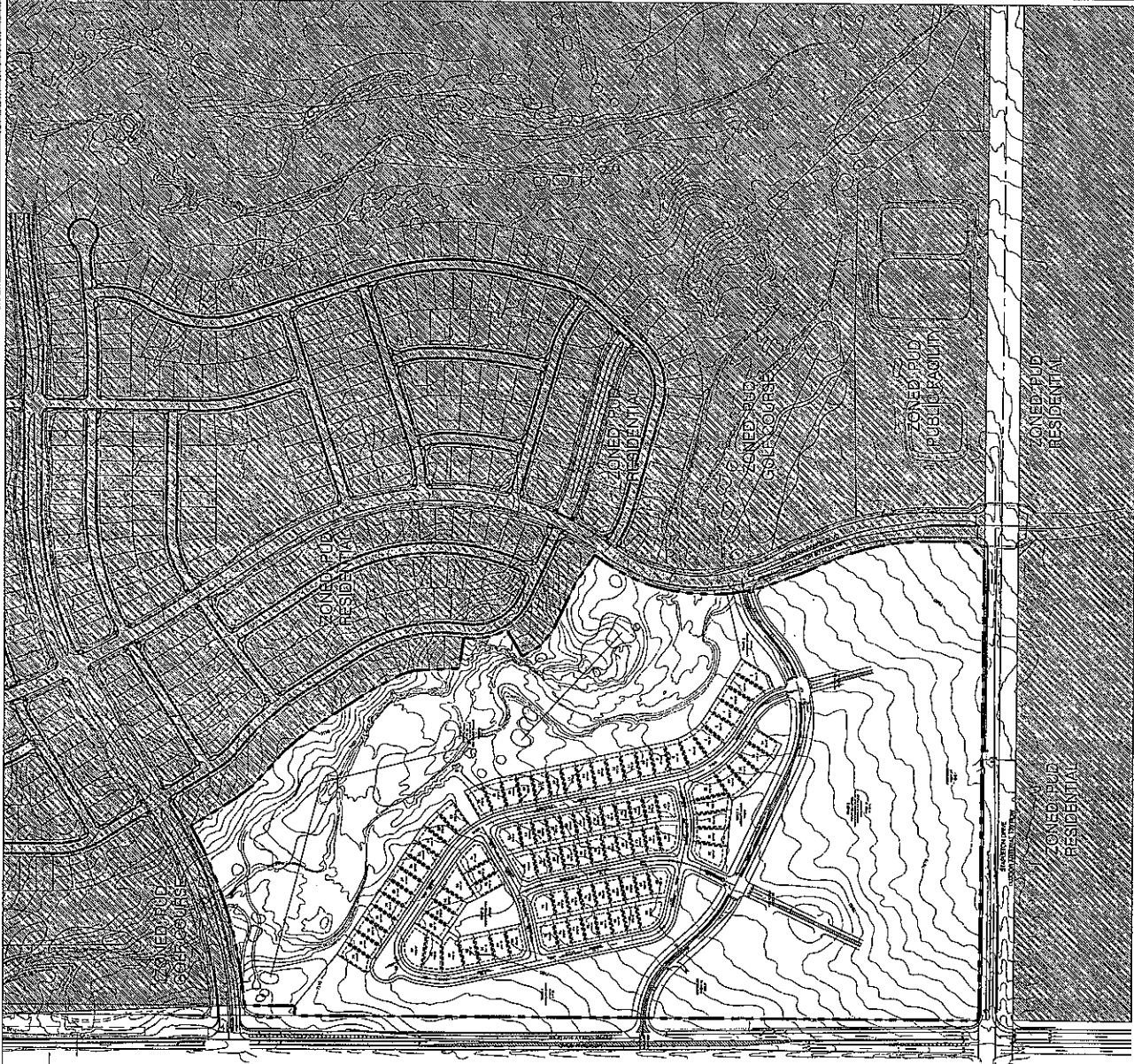


DATE: 6/13/05
DESIGNER: JDT
PROJECT: TR

DATE: 6/13/05	DATE: 6/13/05
DESIGNER: JDT	DESIGNER: JDT
PROJECT: TR	PROJECT: TR

PUD DEVELOPMENT PLAN

SHEET NO. **2**  
 OF 3 SHEETS



ED: R  
ENTIAL

D: PBC  
ANT

D: RR 3  
ANT

