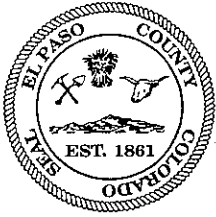


EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT



File No: PUD-05-010 - Meridian Ranch Filing #5
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 72.72 acres from PUD (Planned Unit Development) zone district to a more specific PUD District with a Site Specific Development Plan. The plan includes 169 single-family attached units and 189 single-family detached lots (lot sizes will range from 6,042 square feet to 17,140 square feet) and a 2.39 acre community center. 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 #5 (SP-05-016), 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: 72.72 acres
Parcel Number(s): 42000-00-315
Proposed Use: single-family attached and single-family detached

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.

VII. IDENTIFICATION AND LOCATIONAL INFORMATION

Surrounding Land Use: North: Undeveloped
South: Developed Single-Family Residential
Woodmen Hills
East: Undeveloped
West: Developed Single-Family Residential
Paint Brush Hills

Zoning of Surrounding Property: 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 5 PUD (Site Specific PUD) is a proposed planned unit development consisting of residential (detached and attached) uses and a community center 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 72.72 acres with:

Land Use	Acres	Units
Single-Family Detached	32.32	189
Single-Family Attached	22.27	169
Community Center	2.39	

The applicant is requesting approval of Filing 5 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 5 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 #5
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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 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 within the Meridian Ranch Development, located about 3 miles north of the Town of Falcon, between Meridian and Eastonville Roads. This filing is located along the south side of Londonderry Drive. Two access points will be taken from Londonderry Drive, which is a major collector that is presently built to the west access point. Future development will require construct of Londonderry Drive to Eastonville Road. The two access points match the intersections with Mt Princeton Drive and Rainbow Bridge Drives to the north. These roadways and intersections were approved with Filing #2. This filing consists of about 60% single family residential and about 40% multi-family, along with a community center. Plot plans will be required with the multi-family and community center. Meridian Ranch is participating in the Falcon Small Area Traffic requirements and the Woodmen Road Improvement District. The developer is meeting his obligations with the construction of the two additional lanes for Meridian Road from Woodmen Road to Stapleton Drive, approximately 3 miles and the construction of the north half of Stapleton Drive, from Meridian Road to Meridian Ranch Blvd. On-site roadway improvements addressed the Traffic Impact Study will also be required. Engineering has no outstanding issues with this submittal.

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Drainage

The development is located within the Bennett Ranch and Haegler Ranch Drainage Basins. A Drainage Basin Planning Study (DBPS) has been performed on the Bennett Ranch Drainage Basin and this developer is studying the Haegler Ranch Basin. Only the northeast corner of this filing is within the Haegler Basin. 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. Engineering has no outstanding issues with this submittal.

Utilities Services

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

Schools

District: #49-Falcon

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

Public Safety (Fire Protection and Law Enforcement)

The property is within the Falcon Fire Protection District will provide 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, Bennett 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

Quality Not Applicable

Dependability Not Applicable

Comments * 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.

Project Name: PUD Rezone – Meridian Ranch Filing #5
Project Number: PUD-05-010
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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.
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.

Attachments:

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

Project Name: PUD Rezone – Meridian Ranch Filing #5
Project Number: PUD-05-010
Project Manager: Mike Garrott

El Paso County Parcel Information

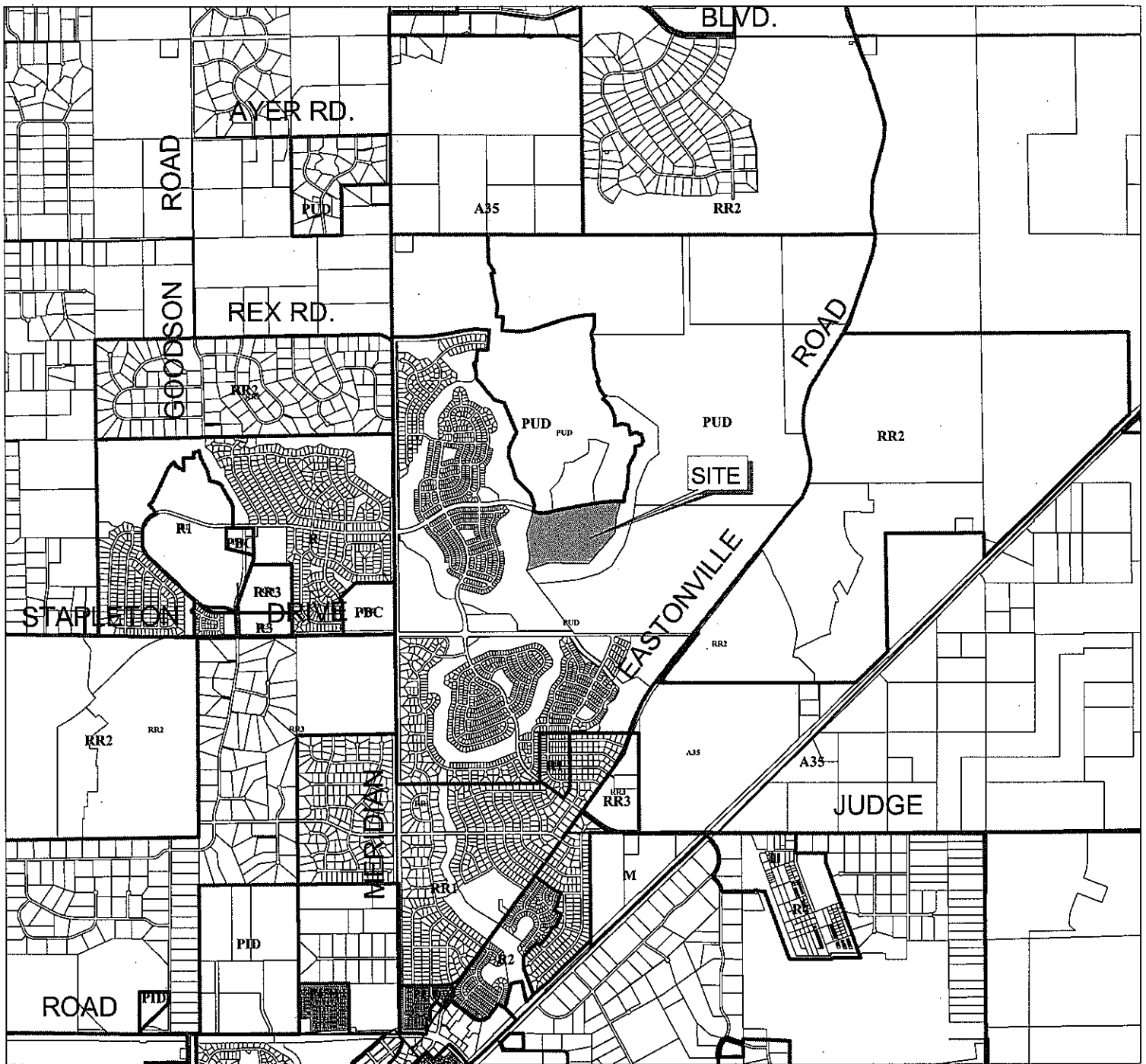
Parcel Number: 4200000315

File Name: PUD-05-010

Parcel Address: 0 29-12-64

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



710 West Colfax Ave.
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166
www.norrisdullea.com



July 22, 2005

Ms. Jan Fetrow
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Meridian Ranch Filing 5 Active Adult Community PUD/Preliminary Plan Letter of Intent

Dear Ms. Fetrow:

This letter is in reference to rezoning and a preliminary plan for the portion of Meridian Ranch Filing 5 known as the Active Adult Community. The property is owned by Meridian Ranch Investments LLC. The owner's address is 1700 Lincoln St., Ste. 3800, Denver, CO 80204. The contact is Mr. Doug Woods. The applicant is Lennar Colorado. Lennar's address is 1155 Kelly Johnson Blvd. Suite 400 Colorado Springs, CO 80920 and the contact is Mr. Dean Wieseler. Consultants include Merrick & Company, North Creek Office Complex, Building 2, 5755 Mark Dabling Drive, Suite 350, Colorado Springs, CO 80919, contact is Jim Audette. The planner is Norris Dullea, 710 W. Colfax, Denver, CO 80204. Phone is 303-892-1166. Contacts are JD Sax and Mark Aumen.

The property is located in Meridian Ranch, Filing 5, south of Londonderry Drive and North Princeton Drive, approximately ½ mile east of Meridian Road. It is 73 acres and is currently zoned PUD. There are 189 proposed single family lots, and 169 proposed single family attached units. The development will embrace an "active adult" theme similar to Heritage Eagle Bend in Aurora, Colorado. It will include a community center of 2.23 acres, and access to the adjacent golf course. The change in zoning is necessary to permit the higher density townhome development in the parcel.

Lot sizes will range from 6,042 square feet to 17,140 square feet. Recreational facilities will include the above mentioned community center, the adjacent golf course, the nearby Meridian Ranch Clubhouse, and internal pocket parks and trails. Phasing will occur in a logical manner based on market conditions. Generally, phasing will begin in the Northwest portion of the property and move southeast. Multifamily and single family product will be developed simultaneously. Development is expected to commence in November of 2005 and the pace of that development will be driven by market conditions. Water and sewer will be provided by the Meridian Ranch Metropolitan District.

Community landscaping will occur at the entry locations to the project, along the edge of Londonderry Drive, and in the internal pocket parks. Landscaping will also be provided in the multifamily area. A streetscape plan will be developed and implemented at the time of plot-plan for the project. Generally, landscaping shall meet or exceed the Meridian Ranch Development Standards. There will be approximately 2.34 acres of private open area, and 2.23 acres for a community center.

There shall be two points of access, as shown on the accompanying plan, creating a main loop road, with secondary loops and cul-de-sacs emanating from the main road. Permission is requested for early site

grading with the approval of the Preliminary Plan. Permission to begin construction of model homes prior to the recording of Final Plat is also requested and is consistent with previous approval in Meridian Ranch

Thank you for your consideration of our proposal. Should you have any questions or comments, please contact me at your earliest convenience at 303-892-1166.

Sincerely,
Norris Dullea


Mark A. Aumen, AICP
Senior Associate

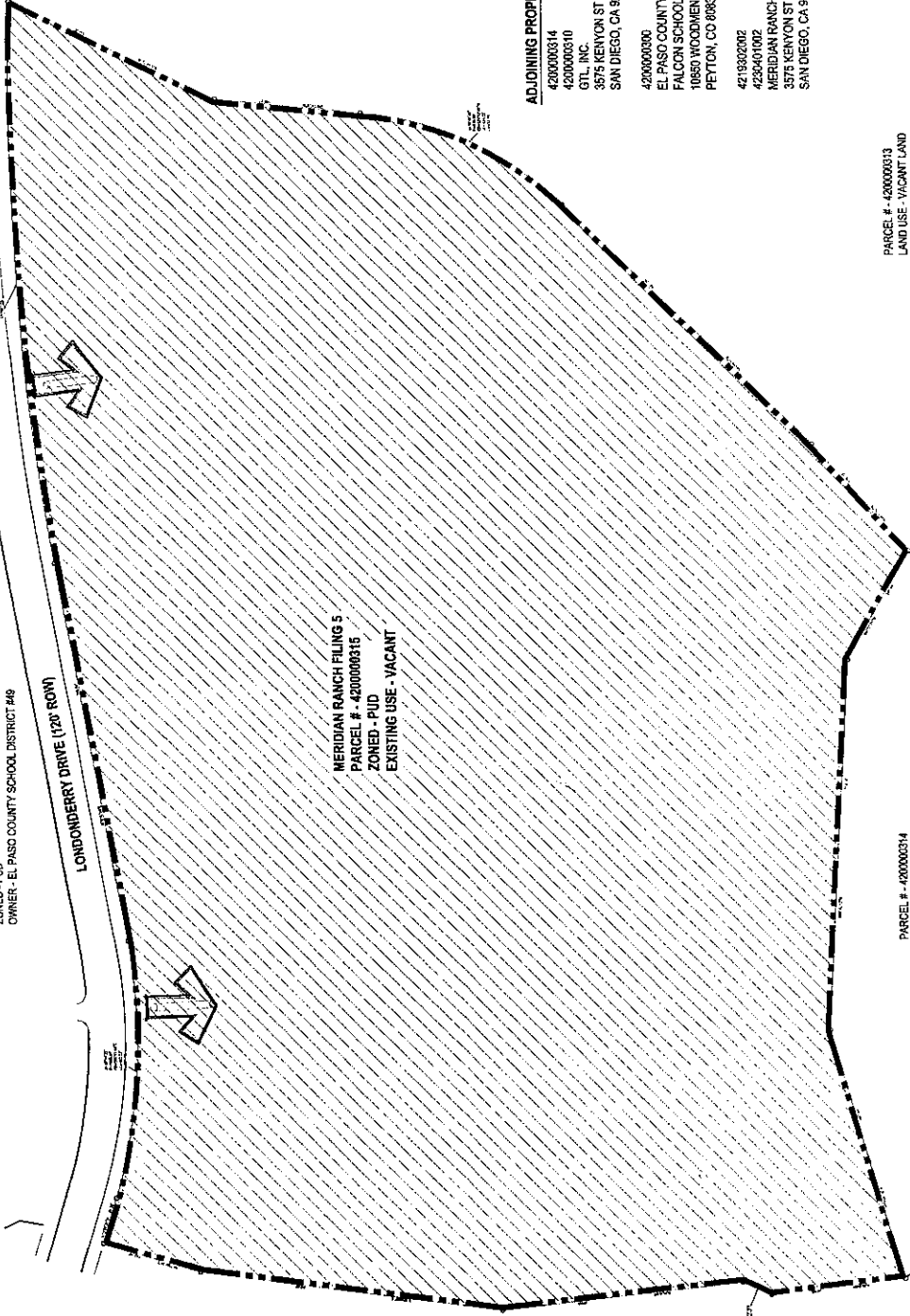
MERIDIAN RANCH FILING 5 REZONE MAP

PARCEL # - 4219302002
LAND USE - RECREATION
ZONED - PUD
OWNER - MERIDIAN RANCH
GOLF COURSE, LLC.

PARCEL # - 4200000300
LAND USE - POLITICAL SUBDIVISION (SCHOOL)
ZONED - PUD
OWNER - EL PASO COUNTY SCHOOL DISTRICT #49

PARCEL # - 4200000310
LAND USE - VACANT LAND
ZONED - PUD
OWNER - GTL, INC.

PARCEL # - 4200000312
LAND USE - AG GRAZING LAND
ZONED - PUD
OWNER - MERIDIAN RANCH
INVESTMENTS, INC.



MERIDIAN RANCH FILING 5
PARCEL # - 4200000315
ZONED - PUD
EXISTING USE - VACANT

PARCEL # - 4200000314
LAND USE - VACANT LAND
ZONED - PUD
OWNER - GTL, INC.

PARCEL # - 4200000313
LAND USE - VACANT LAND
ZONED - PUD
OWNER - MERIDIAN RANCH
INVESTMENTS, INC.

PARCEL # - 4234401002
LAND USE - RECREATION
ZONED - PUD
OWNER - MERIDIAN RANCH
GOLF COURSE, LLC.

EL PASO COUNTY SCHOOL DIST NO 49 |
FALCON SCHOOL DIST NO 49
10650 WOODMEN RD
PEYTON, CO 80831-8127

4219302002
4234401002
MERIDIAN RANCH GOLF COURSE, LLC
3575 KENYON ST
SAN DIEGO, CA 92118-5333

ADJOINING PROPERTY OWNERS

4200000314
4200000310
GTL, INC.
3575 KENYON ST
SAN DIEGO, CA 92118-5333

4200000300
EL PASO COUNTY SCHOOL DIST NO 49 |
FALCON SCHOOL DIST NO 49
10650 WOODMEN RD
PEYTON, CO 80831-8127

4219302002
4234401002
MERIDIAN RANCH GOLF COURSE, LLC
3575 KENYON ST
SAN DIEGO, CA 92118-5333

