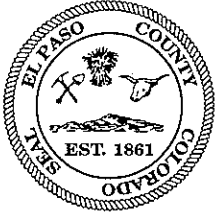


EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT



File No: PUD-05-011 - Meridian Ranch Filing #6
Applicant: NES INC.
Owner: Falcon School District #49
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 17.83 acres from PUD (Planned Unit Development) zone district to a more specific PUD District with a Site Specific Development Plan. The plan includes 54 single-family lots (lot sizes are proposed to range from 7,500 square feet to 17,000 square feet). 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 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.

This parcel had previously been reserved as a middle school site for School District #49. After further discussion between the Developer and the School District, it was determined by both parties to relocated the school site elsewhere within the Meridian Ranch Development.

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: 17.83 acres
Parcel Number(s): 42000-00-300
Proposed Use: single-family residential

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 36
Project Number: PUD-05-011
Project Manager: Mike Garrott

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 6 PUD (Site Specific PUD) is a proposed planned unit development consisting of single-family residential uses located east of Meridian Road, north of Stapleton Drive and west of Eastonville Road. The property within the Filing 6 PUD Plan proposal consists of approximately 17.83 acres with 54 single-family residences.

The applicant is requesting approval of Filing 6 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 6 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.

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.

Project Name: PUD Rezone – Meridian Ranch Filing 36
Project Number: PUD-05-011
Project Manager: Mike Garrott

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 north side of Londonderry Drive between Mt Princeton Drive and Rainbow Bridge Drive and south of the existing elementary school. Access to the filing will be taken from Mt Princeton Drive and Rainbow Bridge Drive, with a single access point on each roadway. 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.

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. Stormwater flows from this filing have been designed and accounted for in an existing detention pond designed with filing #1. Engineering has no outstanding issues with this submittal.

Project Name: PUD Rezone – Meridian Ranch Filing 36
Project Number: PUD-05-011
Project Manager: Mike Garrott

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.

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.

the Federal Emergency Management Agency (FEMA) has established floodplain along portions of the tributary streams located in the Haegler Ranch Basin and Gieck Ranch Basin. Portions of these floodplains will be revised by CLOMR prior to Final Plat as warranted by development. 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

Project Name: PUD Rezone – Meridian Ranch Filing 36
Project Number: PUD-05-011
Project Manager: Mike Garrott

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 Metropolitan 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.

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

Project Name: PUD Rezone – Meridian Ranch Filing 36
Project Number: PUD-05-011
Project Manager: Mike Garrott

El Paso County Parcel Information

Parcel Number: 4200000300

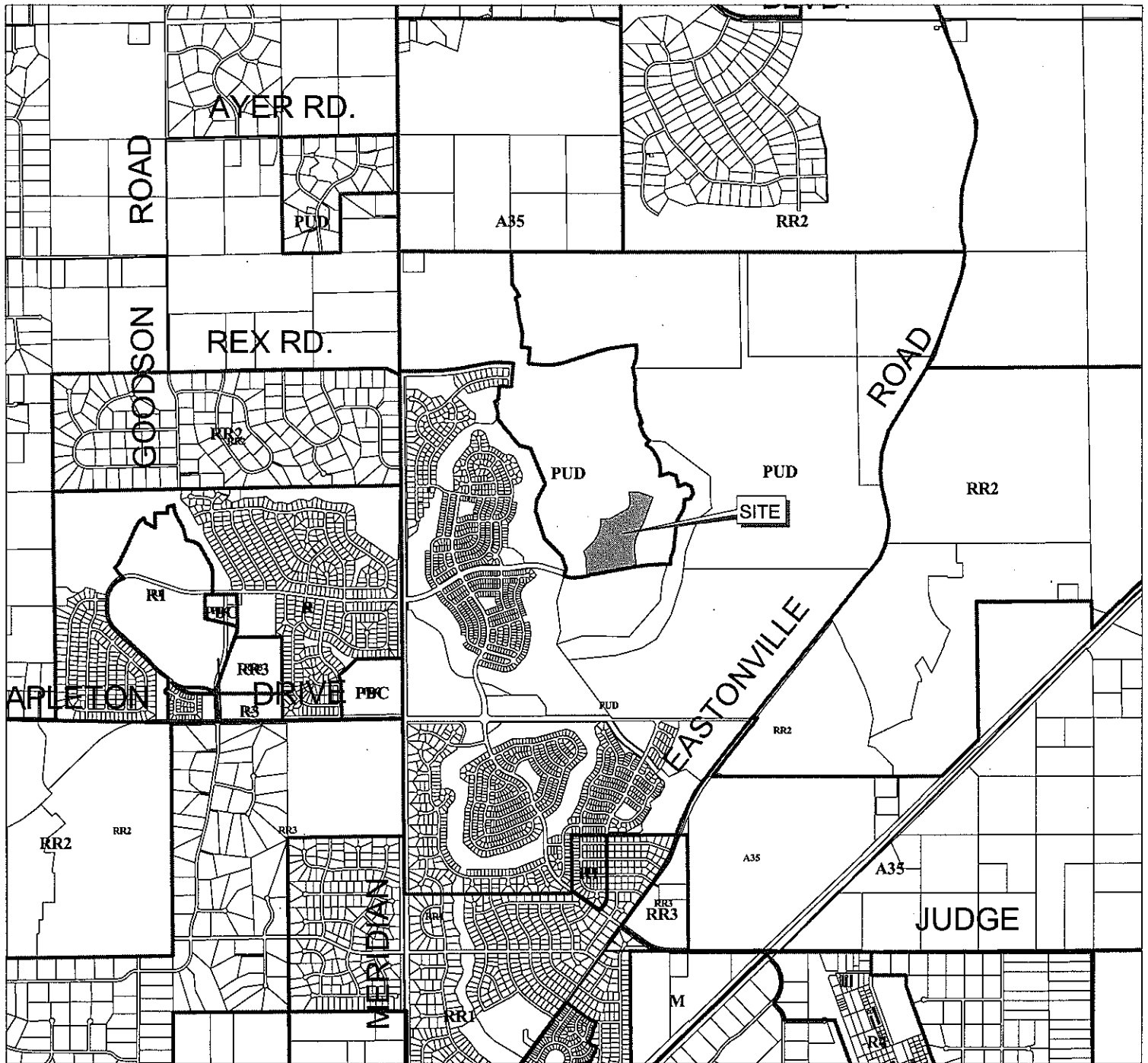
File Name: PUD-05-011

Parcel Address: 0 LONDONDERRY DR

Parcel Owner: EL PASO COUNTY SCHOOL DIST NO 49

Parcel Owner 2: FALCON SCHOOL DIST NO 49

Owner Mailing Address: 10850 WOODMEN RD, PEYTON, CO 80831



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
Site Specific PUD Development Plan - Filing 6
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 PUD Development Plan, Filing 6, is within the Meridian Ranch Sketch Plan area and is part of Phase III as identified on that plan. Filing 6 is centrally located within Meridian Ranch, immediately north of Londonderry Drive and south of Meridian Ranch Elementary. Rainbow Bridge Drive is located immediately east of the site and Mount Princeton drive is along the western boundary. The community park is located to the immediate north of the school. The site consists of approximately 18 acres. The site is zoned PUD.

Request:

Approval of the PUD Development Plan for Filing 6 consisting of 54 single-family lots. The residential lots are a minimum of 60 feet by 120 feet in size and range from 7,500 square feet to over 17,000 square feet. This site is currently owned by the Falcon School District and was planned for use as a Middle School sometime in the future.

Justification:

After discussion with the Falcon School District, the location of the proposed Middle School was not as desirable as originally thought. Meridian Ranch proposed a location at the corner of the future extensions of Rex Road and Lambert Road for a replacement site for the Middle School and the second Elementary School required for this development. This change in location is illustrated on the revised Sketch Plan and Overall PUD Plan submitted for concurrent review with this application.

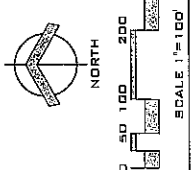
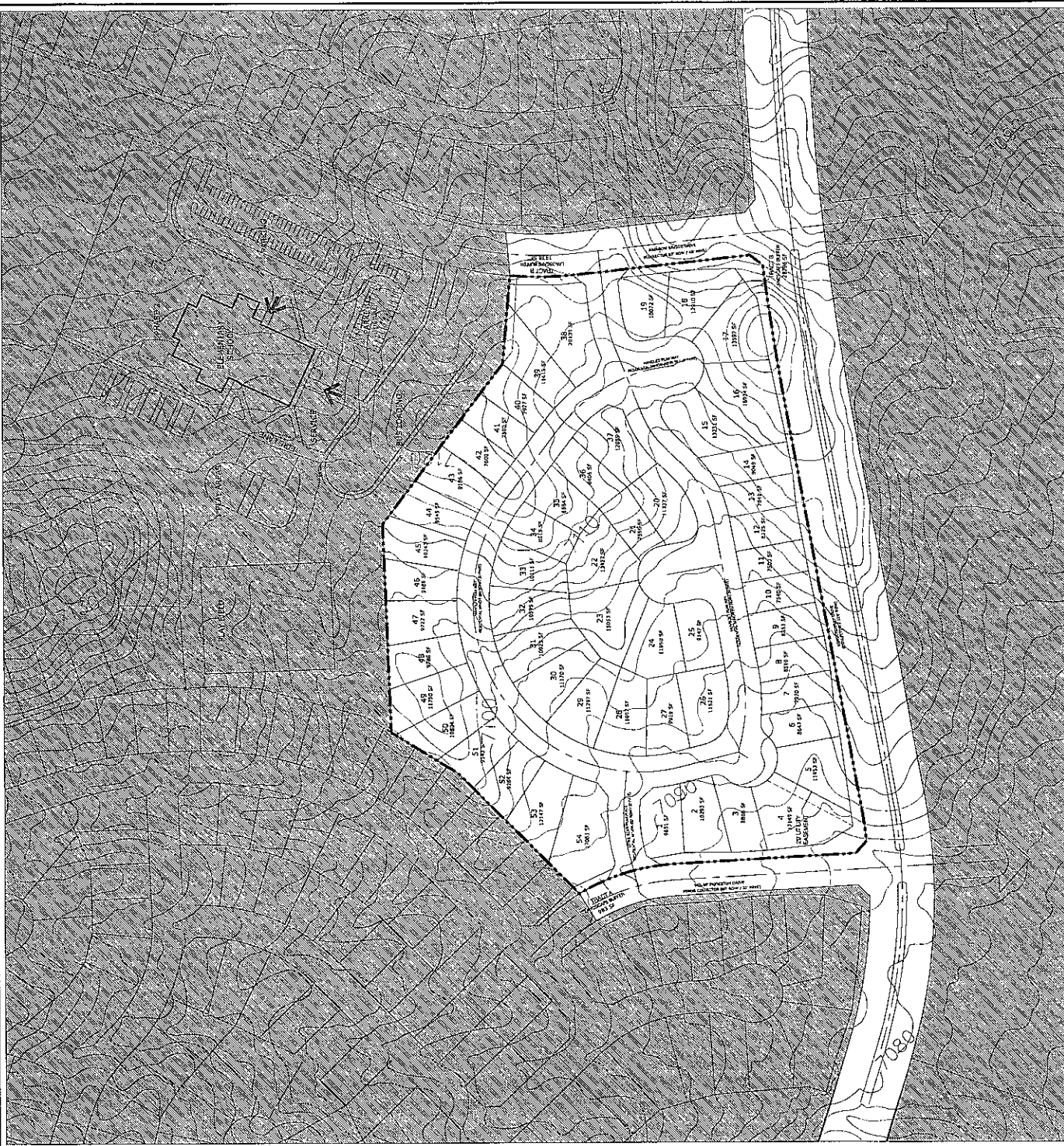


DATE: 8/1/2005
DESIGN: A.C.T.
APPROVED: T.B.

DATE:	BY:	COMMENTS:

PUD DEVELOPMENT PLAN

SHEET NO. **2**
 OF **3** SHEETS



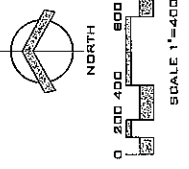
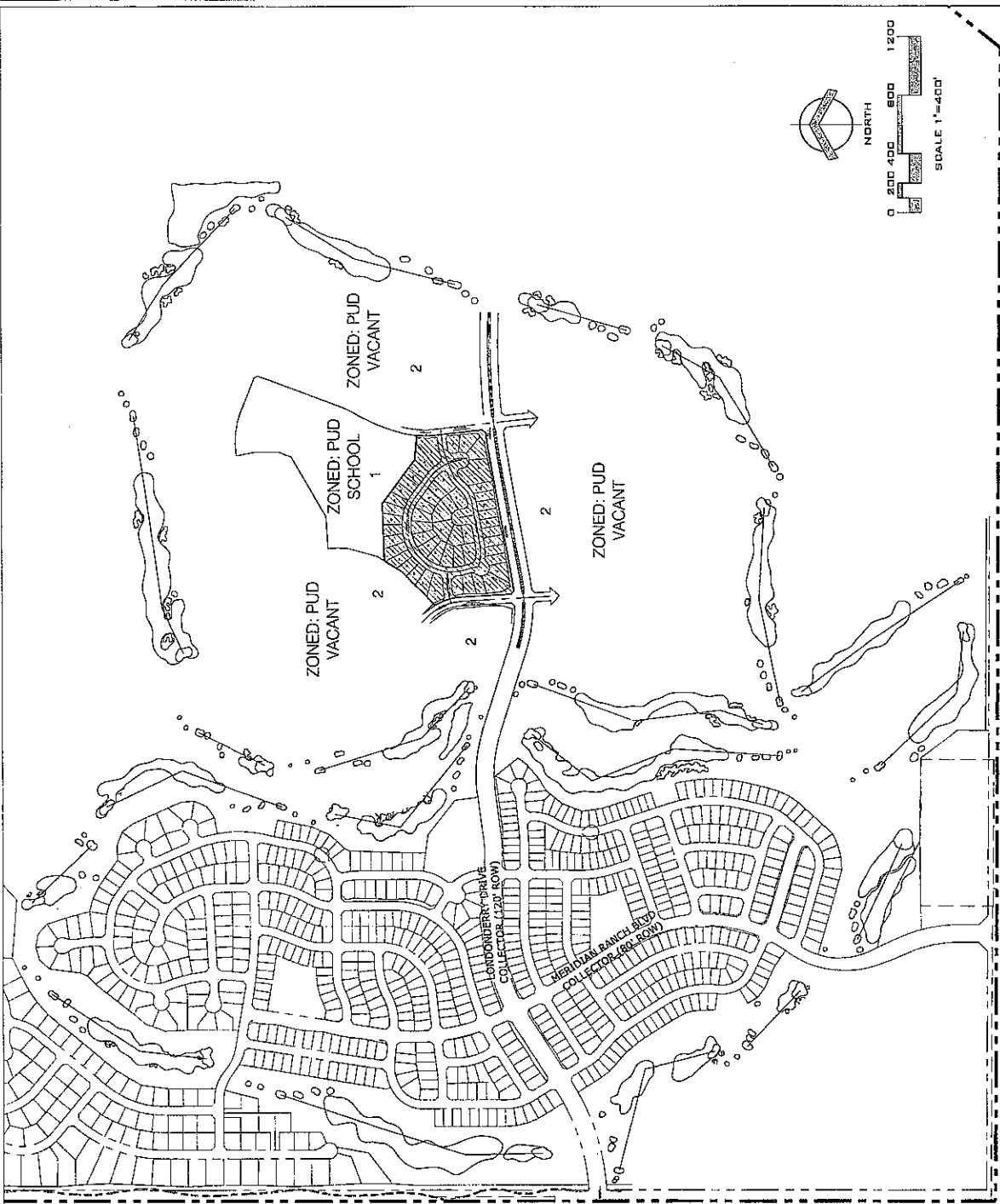


DATE: 6/12/05
DESIGN: ADT
APPROVED: TB

DATE:	BY:	CHKD:	APPD:

SURROUNDING
 OWNERS /
 ZONING

SHEET NO. **3**
 OF 3 SHEETS



STARLETON DRIVE
 MAJOR ARTERIAL (120' ROW)

ADJACENT PROPERTY OWNERS:

1	El Paso County School Dist. No. 49 Falcon School Dist. No. 49 10860 Woodman Rd. Peyton, CO 80831-8127
2	Meridian Ranch Investments, Inc. 1700 Lincoln St. Ste. 3800 Denver, CO 80203-4538