

COMMISSIONERS: STAN VANDERWERF (CHAIR) CAMI BREMER (VICE-CHAIR) LONGINOS GONZALEZ, JR. HOLLY WILLIAMS CARRIE GEITNER

# PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission

Brian Risley, Chair

FROM: Ryan Howser, Planner II

Gilbert LaForce, PE Engineer II Craig Dossey, Executive Director

RE: Project File #: SKP-21-003

Project Name: Meridian Ranch Sketch Plan Amendment Parcel Nos.: 42000-00-375, 42000-00-402, and 42000-00-450

OWNER:	REPRESENTATIVE:
Meridian Ranch Investments, Inc.	N.E.S, Inc.
P.O. Box 80036	619 North Cascade Avenue, Suite 200
San Diego, CA 92138-0036	Colorado Springs, CO 80903

**Commissioner District: 2** 

Planning Commission Hearing Date:	8/5/2021	
Board of County Commissioners Hearing Date	8/24/2021	

#### **EXECUTIVE SUMMARY**

A request by Meridian Ranch Investments, Inc., for approval of a sketch plan amendment of 197 acres to increase the maximum residential density from 4,500 to 5,000 dwelling units, to redesignate 152 acres from a maximum density of two (2) dwelling units per acre to four (4) dwelling units per acre, to redesignate 45 acres from a maximum density of three (3) dwelling units per acre to nine (9) dwelling units per acre, and to add a three (3)-acre neighborhood park. The three (3) parcels, totaling 196.44 acres, are zoned PUD (Planned Unit Development) and are located approximately one-quarter of a mile west of Eastonville Road and approximately one mile north of the Eastonville Road and Stapleton Drive intersection and within Section 20, Township 12



South, Range 64 West of the 6<sup>th</sup> P.M. The area included within the sketch plan is located within the boundaries of the <u>Falcon/Peyton Small Area Master Plan</u> (2008).

#### A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

**Request:** A request by Meridian Ranch Investments, Inc., for approval of a sketch plan amendment of 197 acres to increase the maximum residential density from 4,500 to 5,000 dwelling units, to redesignate 152 acres from a maximum density of two (2) dwelling units per acre to four (4) dwelling units per acre, to redesignate 45 acres from a maximum density of three (3) dwelling units per acre to nine (9) dwelling units per acre, and to add a three (3)-acre neighborhood park.

Waiver(s)/Deviation(s): No waivers are being requested.

**Authorization to Sign:** There are no items requiring signature associated with this request.

#### **B. PLANNING COMMISSION SUMMARY**

Request Heard:

**Recommendation:** 

Waiver Recommendation:

Vote:

**Vote Rationale:** 

**Summary of Hearing:** 

Legal Notice:

#### C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2021), have been met to approve a Sketch Plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The proposed subdivision is in conformance with the requirements of this Code;
- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
- The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
- Services are or will be available to meet the needs of the

- subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
- The soil is suitable for the subdivision;
- The geologic hazards do not prohibit the subdivision, or
- can be mitigated;
- The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];
- The design of the subdivision protects the natural resources or unique landforms;
- The proposed methods for fire protection are adequate to serve the subdivision; and
- The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

#### D. LOCATION

North: RR-2.5 (Residential Rural)

A-35 (Agricultural) Vacant

South: PUD (Planned Unit Development) Single-family residential, institutional

East: RR-2.5 (Residential Rural) Vacant

West: PUD (Planned Unit Development) Single-family residential

#### E. BACKGROUND

The Meridian Ranch Sketch Plan (PCD file no. SKP-99-006) was originally approved on March 9, 2000. The sketch plan included a maximum of 3,266 dwelling units within the plan area. The Sketch Plan has been subsequently amended as follows: in 2006 the maximum number of dwelling units was increased to 3,275 units; in 2012 the maximum number of dwelling units was increased to 3,800 units; in 2014 the maximum number of dwelling units was increased to 3,862 units; in 2015 the maximum number of dwelling units was increased to 4,000 units; and in 2017 the maximum number of dwelling units was increased to 4,500 units. The proposed sketch plan amendment includes an increase of the maximum number of dwelling units to 5,000. The applicant is not proposing any increase in the overall acreage of the development area.

A total of 4,216 single family residential units have been approved or are currently in review in 25 separate final plat filings within the Meridian Ranch Sketch Plan area. According to the letter of intent submitted with the proposed sketch plan amendment

request, the applicant estimates an additional development capacity of 784 units for a combined total of 5,000 units within the Meridian Ranch Sketch Plan area.

The specific request includes an increase in residential density on 152 acres (see the area labeled MR-R4 on Figure 1 below) from a density of two (2) dwelling units per acre to four (4) dwelling units per acre, an increase in residential density on 45 acres (see the area labeled MR-R9 on Figure 1 below) from a density of three (3) dwelling units per acre to nine (9) dwelling units per acre, and the addition of a three (3)-acre neighborhood park. Additionally, Meridian Ranch was planned with a 440-foot open space butter between the lots within Meridian Ranch and the 2.5-acre lots within the Trails development to the north. The amendment depicts a continuation of the 440-foot open space buffer, as shown on Figure 1.

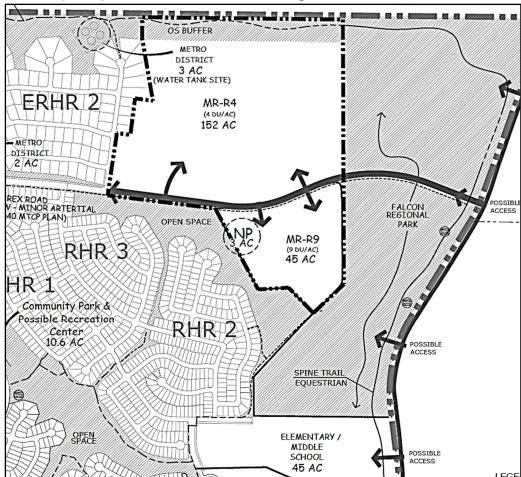


Figure 1. Excerpt from Proposed Sketch Plan

#### F. ANALYSIS

#### 1. Land Development Code Compliance

The requested sketch plan amendment is in conformance with the <u>El Paso</u> County Policy Plan (1998), as discussed in Section F.3 below. The sketch plan

process allows for review, at a conceptual level, of the feasibility and design characteristics of the proposal based on the standards set forth in the <u>Code</u> and the review and approval criteria listed above. The request is for residential development and is compatible with the existing residential uses in the area. The request is in compliance with the <u>El Paso County Land Development Code</u> (2021).

#### 2. Zoning Compliance

The property included in the sketch plan amendment within a PUD Zoning and Conceptual Plan (ZCP). The ZCP established the PUD zoning of a property but does not contain any specific use or development standards. Approval of the ZCP required approval of a PUD development plan to "perfect" the PUD zoning. Separate PUD development plans must be approved pursuant to the ZCP and will need to be consistent with the general land uses and densities approved with the sketch plan amendment; such site-specific PUD development plans have not yet been submitted for the sketch plan area. The <u>Land Development Code</u> no longer includes a ZCP and requires that all PUD map amendments include a site-specific PUD.

#### 3. Policy Plan Analysis

The <u>El Paso County Policy Plan</u> (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

#### **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.

#### **Policy 6.1.4**

Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

#### Policy 6.1.10

Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

**Policy 6.1.11** - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

**Policy 13.1.1** – Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.

The density increase proposed by the sketch plan amendment is generally consistent with approved and developed densities internal to Meridian Ranch and developed densities in Woodmen Hills located south of Meridian Ranch. Property to the north of the sketch plan area, within the Trails development, is zoned RR-2.5 (Residential Rural) and consists of lots ranging from 2.82 acres in size to 2.5 acres in size with a minimum lot size of 2.5 acres.

Lots within Meridian Ranch in this area north of Rex Road have historically consisted of one (1)-acre lots, with higher densities internal to Meridian Ranch and south of Rex Road. The density increase from two (2) dwelling units per acre to four (4) dwelling units per acre on the northern portion of the sketch plan (area MR-R4) is adjacent to the RR-2.5-zoned Trails development north of Meridian Ranch and would allow higher density development than the existing Estates at Rolling Hills Filing Nos. 1 and 2 subdivisions to the west of area MR-R4. The proposed density increase may not be consistent with the lower density of the Trails development. However, Meridian Ranch was planned with a buffer of 440 feet between the lots in Meridian Ranch and the 2.5-acre lots in the Trails development to the north. The amendment depicts the 440-foot buffer between the proposed higher density within Meridian Ranch and the lower density Trails development.

According to the applicant's letter of intent, the density increase in the MR-R9 area from three (3) dwelling units per acre to nine (9) dwelling units per acre for the portion of the sketch plan area south of Rex Road is intended to provide a more diverse supply and choice of housing within the Meridian Ranch community and increase the range of prices for homes available within Meridian Ranch. This area is located on the south side of Rex Road, between the Falcon Regional Park to the east and the Rolling Hills Ranch Filing No. 2 subdivision to the west. If the applicant were to propose a conventional zoning district instead of a PUD, a map amendment (rezoning) to RM-12 (Residential Multi-Dwelling) would be needed to accommodate the proposed density.

According to the applicant's letter of intent, if the proposed density increase is approved, the aggregate density across the entire Meridian Ranch development would be approximately 2.06 dwelling units per acre, which is consistent with the neighboring Woodmen Hills development. Portions of Woodmen Hills which are adjacent to Meridian Ranch to the south are zoned RS-6000 (Residential Suburban) with a minimum lot size of 6,000 square feet and RR-0.5 (Residential Rural) with a minimum lot size of one-half of an acre, resulting in an approximate density between 1.3 dwelling units per acre and 2.3 dwelling units per acre. Without the density increase, the aggregate density across Meridian Ranch would be approximately 1.59 dwelling units per acre.

According to the water and wastewater resources reports submitted in support of the sketch plan amendment, Meridian Service Metropolitan District has available water resources and wastewater treatment capacity to provide adequate service to the additional single-family lots as proposed in the amended sketch plan. The El Paso County Community Services Department, Park Operations Division, issued a comment response indicating that the proposed sketch plan amendment is consistent with the <u>Parks Master Plan</u>. Falcon School District No. 49 has not provided direct comments regarding the impact of the increased density on the surrounding school facilities or the need for additional land or fees in lieu of land dedication.

Staff recommends that the proposed sketch plan amendment is in general conformance with the <u>Policy Plan</u>.

#### 4. Small Area Plan Analysis

Meridian Ranch is located within the boundaries of the <u>Falcon/Peyton Small Area</u> <u>Master Plan</u> (2008). The <u>Plan</u> identifies this area as existing and approved urban density with lot sizes less than 2.5 acres in size.

Section 4.3.1 of the <u>Plan</u> states "Although the map may seem to show uniform urban density throughout the area, this is not the intent of this Plan. These urban growth areas are meant to show the extent of where urban density clustered development would be acceptable. Anticipating the exact location of future urban clusters is very difficult, and this Plan does not seek to dictate where those clusters might arise. Urban growth in these areas will be intermixed with existing rural residential land uses, and new urban developments should be small and dense, surrounded by lower density uses, preferably open space."

Relevant policies are as follows:

**Policy 4.5.1.1** – Require long term density transitions and buffering where developing urban areas abut existing or designated rural residential or rural areas. These transition zones are intended to protect the integrity of both urban and rural areas. The transition zone should be wide enough to meaningfully reduce the negative visual, traffic, noise, and other impacts of urban areas on rural areas as well the negative impacts of rural agricultural uses on urban residential areas (noise, dust, chemical sprays, etc.).

**Policy 4.5.1.3** – Generally "internalize" higher density and potentially incompatible uses within planned urban developments to reduce the potential for impacts to adjacent uses, especially where some other feature such as a major roadway does not create a buffer, and where this approach is consistent with planning factors including the topography and natural character of the site, and proximity to utilities and major roadways.

**Policy 4.5.3.1** – Generally encourage a well-planned mix of housing types and densities in identifies urban development and infill areas, with efficient access to supporting uses, parks, schools, and open space.

**Policy 4.5.3.4** – Encourage the use of design standards that enable new development to fit the surrounding natural, historical, and built context.

**Policy 4.5.8.7** – Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping, and significant trail corridors.

The Meridian Ranch Sketch Plan is intended to establish the mix of uses, housing densities, and interconnected roadway and trail system, as well as the provision of adequate school, park, and open space facilities. For the purposes of analysis, the sketch plan amendment has been divided into two areas. The northern area (area MR-R4) is located between the northern boundary of Meridian Ranch and Rex Road to the south and contains 152 acres. The southern area (area MR-R9) is located between Rex Road to the north, the Rolling Hills Ranch Filing No. 2 subdivision to the west and Falcon Regional Park to the east and contains 45 acres.

The sketch plan amendment proposes to increase the residential density in area MR-R4 from two (2) dwelling units per acre to four (4) dwelling units per acre.

This amendment would increase the possible total number of dwelling units in this area from 304 to 608. The area was planned with a 440-foot buffer to provide a transition from the higher density lots within Meridian Ranch to the adjacent 2.5 acre lots in the Trails development north of Meridian Ranch.

The amendment also proposes an increase in residential density on 45 acres south of Rex Road in area MR-R9 from a density of three (3) dwelling units per acre to nine (9) dwelling units per acre, which would increase the possible total number of dwelling units in this area from 135 to 405 and may also accommodate single-family attached residential units. This area of high density is internalized within the Meridian Ranch development, located between the proposed area MR-R4 and the existing Rolling Hills Ranch Filing No. 2 subdivision. While these proposed densities would allow a significantly greater number of residential units than what is currently permitted, the proposed residential cap will prevent these areas from developing at the maximum potential density.

The amendment also proposes to include a three (3)-acre neighborhood park within the proposed MR-R9 area. Inclusion of this park area as open space may also help provide a buffer between the high-density MR-R9 area and surrounding residential development.

#### 5. Water Master Plan Analysis

The <u>El Paso County Water Master Plan</u> (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

- **Goal 1.1** Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
- Goal 1.2 Integrate water and land use planning.
- **Goal 3.1** Promote cooperation among water providers to achieve increased efficiencies on infrastructure.
- **Goal 3.6** Develop and maintain partnerships with water providers.

**Policy 3.6.2** – Water providers should work with neighboring entities to provide and plan for growth between their respective boundaries.

**Policy 4.1.4** – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

**Goal 5.1** – Identify the potential water supply gap at projected full development build-out (2060).

**Policy 5.2.2** – Recognize the water supply challenges and limitations inherent in each of the regional planning areas, with particular emphasis placed on Regional Planning Area 3 (Falcon), as a result of current reliance on non-renewable Denver Basin wells and the renewable, but limited and over-appropriated, Upper Black Squirrel Creek alluvium.

**Policy 6.0.7** – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

**Policy 6.0.11** – Continue to limit urban level development to those areas served by centralized utilities.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 (Falcon Area) of the <u>Plan</u> and is located within an estimated area of development. Region 3 is identified as potentially having issues regarding long term sustainable draw from the Denver Basin aquifers. The <u>Plan</u> identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 is 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2). The projected demand at build-out in 2060 is 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2), which means by 2060 there is anticipated to be a small water supply deficit of 23 AFY (Figure 5.3, Table 5-2).

The <u>Plan</u> identifies a potential concern with drawing water from the Denver Basin aquifers by drilling additional wells over time. Section 4.4 of the <u>Plan</u> states:

The Denver Basin aquifers provide a great source of water supply because they are protected from surface contamination and are drought-proof; however, the groundwater levels are declining while the costs to pump water from the aquifers continue to increase.

Meridian Ranch is served by the Meridian Service Metro District. Developments served by centralized utilities can minimize the number of new wells being drilled to access nonrenewable aquifers by utilizing a small number of high-capacity wells. The <u>Plan</u> references a cascading effect whereby additional wells accessing the Denver Basin aquifers are depleting the water levels more quickly than single high-capacity wells and resulting in increased cost to draw water as the water levels decline.

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with sketch plan approvals, but will need to be made with subsequent preliminary plan and/or final plat approvals for development within the sketch plan amendment area. However, water feasibility has been analyzed with the review of the proposed sketch plan amendment and the district appears to have capacity to serve the additional density based upon the documentation provided.

The <u>Plan</u> specifically identifies this portion of the Meridian Service Metropolitan District as an anticipated area of development by 2040. The timing of the proposed development is in line with the anticipated growth schedule included in the <u>Plan</u>. Additionally, the applicant has provided a general intent to serve letter from the District and a water resources report documenting that the District is projected to have adequate capacity to support the anticipated increase in the number of dwelling units.

#### 6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

The <u>Master Plan for Mineral Extraction</u> (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding the <u>El Paso County 2016 Major Transportation Corridors Plan Update</u> (MTCP).

#### G. PHYSICAL SITE CHARACTERISTICS

#### 1. Hazards

Soils and geology reports submitted for Meridian Ranch have identified perched and/or shallow groundwater. Reports have provided recommendations for individual foundations, floor systems, and subsurface drainage that if followed, will mitigate the potential hazards. Additional site-specific soils investigations will be required with all preliminary plan applications for subdivisions located within the amended sketch plan area.

#### 2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

#### 3. Floodplain

The area of the sketch plan amendment is located within flood zone X, area of minimal flood hazard, and determined to be outside the 500-year floodplain, per FEMA's Flood Insurance Rate Map number 08041C0552G, which has an effective date of December 7, 2018.

#### 4. Drainage and Erosion

The sketch plan amendment is located within the Geick Ranch drainage basin (CHMS0400). The Geick Ranch drainage basin planning study has not been approved to date and there are no drainage or bridge fees at this time.

The site generally drains from northwest to southeast. Stormwater runoff will be collected and conveyed by a combination of storm sewer systems and open channels into the existing full spectrum detention facility "Pond G". Pond G was constructed with Rolling Hills Ranch Filing No. 1. Pond G will be analyzed with each subsequent preliminary and final drainage report to determine any additional improvements that may be required to maintain a release rate equal to or below the historic flow rate. The existing pond is owned and maintained by the Meridian Service Metropolitan District.

Subsequent development applications will need to include grading and erosion control plans to prevent sediment and debris from affecting adjoining properties and public stormwater system before, during, and after grading activities.

#### 5. Transportation

Access to the development is provided via the extension of Rex Road to the east. The traffic impact study projects the Rex Road connection to Eastonville Road to be constructed once approximately 350 of the remaining 784 dwelling units are developed. The specific timing will be identified with the subsequent preliminary plan(s). Table 4 of the associated traffic impact study provides a detailed list of roadway improvements, which generally include:

- Constructing Rex Road as an Urban 2-Lane Minor Arterial from Rolling Ranch Drive to Eastonville.
- Rex Road and Meridian Road intersection improvements
- Constructing an eastbound left-turn lane and right-turn deceleration lane on Rex Road approaching Eastonville Road.
- Constructing a westbound left-turn lane and eastbound right-turn deceleration lane on Rex Road approaching the west access to the amended area.
- Constructing a westbound left-turn lane and eastbound right-turn deceleration lane on Rex Road approaching the east access to the amended area.

Rex Road was anticipated to be an urban residential collector when the Estates at Meridian Ranch Filing No. 2 and Meridian Ranch Filing No. 9 were platted, leaving a 60-foot right-of-way corridor west of Sunrise Ridge Drive. The 2040 Roadway Plan (Classification and Lanes) exhibit in the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) reclassified Rex Road as a 4-lane urban minor arterial. The County Engineer was amenable to the developer constructing half of the standard urban minor arterial for the Rex Road extension since trip generation for Meridian Ranch is not expected to require the full 4-lane roadway section. A deviation request for this cross section was approved with The Estates at Rolling Hills Ranch Filing No. 2 (PCD File No. PUDSP-20-004). A similar deviation request is expected with subsequent preliminary plan applications within the sketch plan amendment. The half section of the Rex Road extension constructed by the developer may be an eligible improvement for reimbursement through the Road Impact Fee program. It is the developer's responsibility to submit any reimbursement request to the Traffic Impact Fee Advisory Committee prior to construction.

The submitted traffic study for Estates at Rolling Hills Ranch Filing No. 2 indicates that signal warrants will be met at build-out of the proposed Estates at Rolling Hills Ranch Filing No. 2. The developer and the County Engineer/Department of Public Works (DPW) have agreed to coordinate the

design and construction of the necessary improvements to the Meridian Road/Rex Road intersection. DPW is the lead for the completion of the design and construction of intersection improvements, which includes additional through lanes, road realignment, drainage improvements, and a traffic signal. The developer of Meridian Ranch will be responsible for the fair share cost for the design and construction of the traffic signal improvements. This agreement is processed directly between DPW and the developer and is outside of the purview of this sketch plan amendment.

The development is within the boundaries of the Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

#### H. SERVICES

#### 1. Water

Meridian Service Metropolitan District provides water to development within Meridian Ranch. The District has committed to provide water service for additional lots proposed by the sketch plan amendment. Findings of sufficiency with respect to water quality, quantity, and dependability are not required with sketch plan approvals. Findings of sufficiency will be made with subsequent preliminary plan and/or final plat approvals for development within the sketch plan amendment area.

#### 2. Sanitation

Meridian Service Metropolitan District provides wastewater service to development within Meridian Ranch. The District has committed to provide wastewater service for additional lots proposed by the sketch plan amendment. Findings of sufficiency with respect to adequacy of the proposed methods of wastewater disposal are not required with sketch plan approvals.

#### 3. Emergency Services

Fire protection and emergency services are provided by Falcon Fire Protection District. The District was sent a referral and has no outstanding comments.

#### 4. Utilities

Mountain View Electrical Association (MVEA) currently provides electrical service to properties in the Meridian Ranch development. Black Hills Energy provides natural gas service to properties in Meridian Ranch. MVEA and Black Hills

Energy were each sent referrals; MVEA has no outstanding comments and Black Hills Energy did not provide a response.

#### 5. Metropolitan Districts

This site is within the boundaries of Meridian Service Metropolitan District and Meridian Ranch Metropolitan District, which provide water and wastewater service in addition to maintaining landscaping, open space, and private drainage facilities within Meridian Ranch. The site is also located within Woodmen Road Metropolitan District, which was established to finance improvements to Woodmen Road. Per Board of County Commissioners Resolution 13-041, property within the Woodmen Road Metropolitan District with final plat approvals within the period beginning January 1, 2021 and ending on December 31, 2027 will be subject to payment of traffic impact fees to the County.

#### 6. Parks/Trails

The El Paso County Parks Master Plan shows numerous regional trails and parks located within or directly adjacent to the proposed amendment area. Deeded to El Paso County by GTL, Inc., in 2014 as part of a Regional Park Lands Agreement, the 215-acre Falcon Regional Park lies immediately east and adjacent to the property along Eastonville Road. The proposed Arroyo Lane Primary Regional Trail alignment is located within the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located adjacent and within the property, respectively. The existing Eastonville Primary Regional Trail and Meridian Ranch Secondary Regional Trail are located along the eastern and northern boundaries of adjacent Falcon Regional Park, respectively, with proposed sections located outside of the park. The El Paso County Community Services Department, Park Operations Division, has provided an analysis of general conformance with the Parks Master Plan.

Land dedication and fees in lieu of park land dedication are not required for a sketch plan application.

#### 7. Schools

Land dedication and fees in lieu of school land dedication are not required for a sketch plan application.

#### I. APPLICABLE RESOLUTIONS

Approval Page 35 Disapproval Page 36

#### J. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

#### K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 of the <u>El Paso</u> <u>County Land Development Code</u> (2021) staff recommends the following conditions and notations:

#### CONDITIONS

- Development of the property within the amended sketch plan, including, but not limited to, zoning, preliminary plan, and final plats shall be in general or substantial conformance with the approved Meridian Ranch Sketch Plan Amendment (SKP-17-001). Amendments to the sketch plan may only be made subject to the limitations contained in the <u>El Paso County Land Development</u> Code (2021), as amended.
- Future development applications shall include an analysis of the impact to schools in Falcon School District No. 49 and an evaluation of the previous satisfaction of school land dedication requirements compared to future density increases associated with PUD (Planned Unit Development), preliminary plan, and final plat applications for property within the approved sketch plan amendment area.
- 3. Future PUD (Planned Unit Development) map amendment (rezoning), preliminary plan, and final plat applications shall include an analysis of pedestrian amenities and roadway improvements for the benefit of schools located in the Meridian Ranch Sketch Plan. Potential improvements include, but are not necessarily limited to, crosswalk striping, pedestrian crossing signs, and/or signs identifying the location of nearby schools. All improvements are subject to approval by the County Engineer and permitting by the Department of Public Works.

#### **NOTATIONS**

- 1. Applicable park, school, transportation, drainage, and bridge fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.
- 2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and

classifications of roadways will be subject to more detailed land use design and subdivision review.

#### L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified three (3) adjoining property owners on July 20, 2021, for the Planning Commission meeting. Responses will be provided at the hearing.

#### M. ATTACHMENTS

Vicinity Map Letter of Intent Sketch Plan

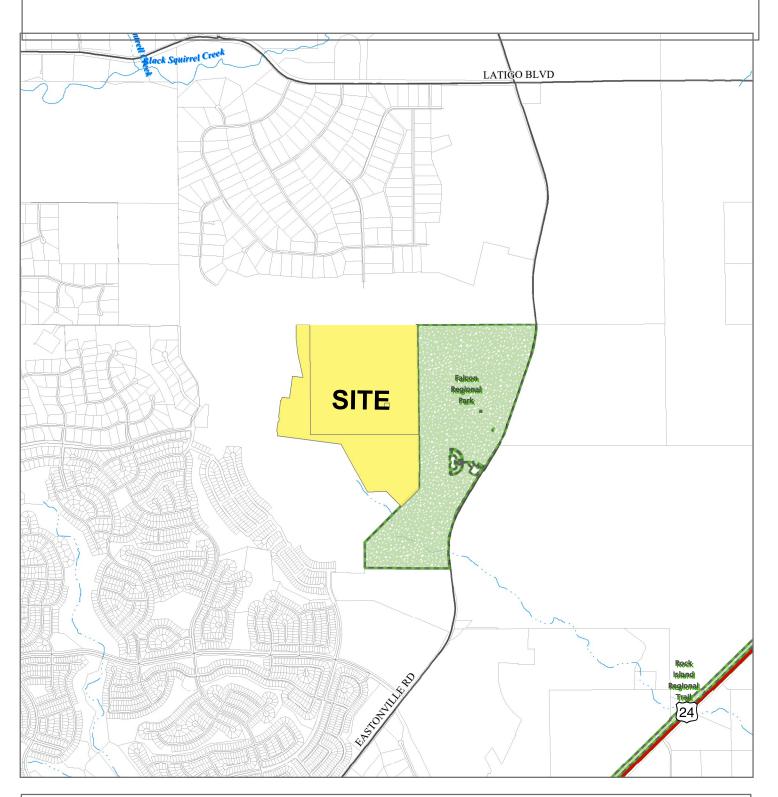
#### **El Paso County Parcel Information**

PARCEL	NAME
4200000450	MERIDIAN RANCH INVESTMENTS INC
4200000402	MERIDIAN RANCH INVESTMENTS INC
4200000375	MERIDIAN RANCH INVESTMENTS INC

File Name: SKP-21-003

Zone Map No. --

Date: July 19, 2021





#### **MERIDIAN RANCH**

#### **SKETCH PLAN AMENDMENT**

#### **LETTER OF INTENT**

May 2021 Revised June 25, 2021

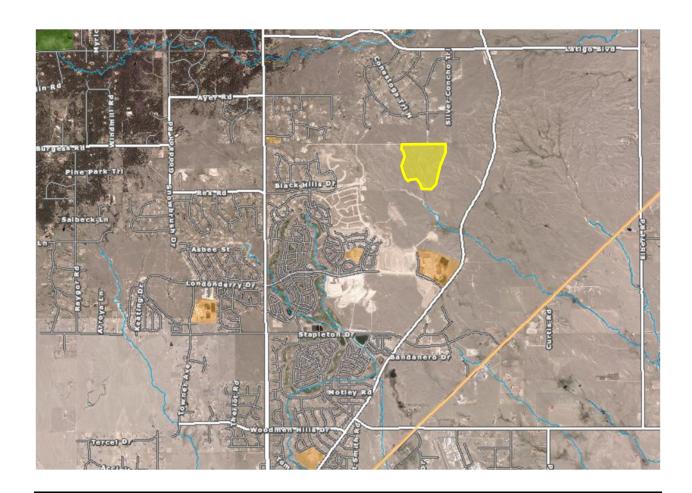
PROPERTY OWNER/ DEVELOPER: GTL Development, Inc. 3575 Kenyon Street, Ste 200 San Diego, CA 92110

CONSULTANT: N.E.S. Inc.

619 North Cascade Avenue, Colorado Springs, CO 80903

#### **LOCATION**

Meridian Ranch is bounded by Meridian Road to the west, Stapleton Drive to the south, Eastonville Road to the East, and private property to the North. The Sketch Plan amendment relates to the remaining area that is yet to be entitled, which totals 196.44 acres.



#### **REQUEST**

GTL Inc. request approval of the following in this Sketch Plan Amendment:

- 1. Amend 152ac of MR-R2 (2du/ac) area north of Rex Road to MR-R4 (4du/ac)
- 2. Amend 45ac of MR-R3 (3du/ac) south of Rex Road to MR-R9 (9du/ac)
- 3. Increase Density Cap to 5000 units from previously approved cap of 4500.
- 4. Addition of a 3ac Neighborhood Park.

#### **PROJECT JUSTIFICATION**

#### a. Sketch Plan Background

**Original 2000 Sketch Plan**: The original Meridian Ranch Sketch Plan encompassed 2,650 acres, and was approved by the El Paso County Board of County Commissioners (BOCC) in March of 2000, with the following land uses: 2,289 acres of residential uses; 55 acres of commercial uses; 64 acres for a Business Park; 15 acres for a community park; 33 acres for a wastewater treatment facility; 93 acres for open space, trail corridors and rights-of-way; and 70 acres for schools. This approved Sketch Plan established a maximum of 3,266 dwelling units, at densities ranging from 0.4 to 6 dwelling units per acre.

**2006 Sketch Plan Amendment**: In January 2006, the BOCC approved an amendment to the Sketch Plan that modified land use areas to achieve multiple objectives, including: adding 15 acres to the size of the high school site to meet the needs of the Falcon School District; creating a large community park; realigning Lambert Road; establishing a civic area; modifying the location of the business park; minor changes to the commercial and residential land uses; and amending the phasing plan. The originally approved Sketch Plan included a provision that for every 1 acre of non-residential area that is converted to residential use, an additional lot will be permitted in addition to the approved density cap. The 2006 amendment included a reduction in commercial land uses by 9 acres, which resulted in a concurrent increase in the number of permitted dwelling units by 9 units, to 3,275 dwelling units.

**2012 Sketch Plan Amendment:** In May 2012, the BOCC approved an amendment to the Sketch Plan converting the northeastern portion of the site from low density residential to a 223-acre regional park, increasing some of the remaining residential densities, reducing the size of one of the neighborhood commercial areas; reducing the size of the elementary school site at the request of the school district; and removing the previously added civic area. The reduction in the non-residential areas from the original Sketch Plan in this application allowed for the conversion of 40 acres to 40 residential units. However, despite this additional allowance and the reduction in the overall acreage for residential, the increases in densities for the remaining area resulted in an approved increase of the density cap to 3,800 dwelling units.

**2014 Sketch Plan Amendment:** In October 2014, the BOCC approved an amendment to the Sketch Plan that converted approximately half of the 30-acre commercial parcel at the northeast corner of Meridian Road and Stapleton Drive to residential use due to changes in market conditions. The conversion of 14.7 acres of commercial land allowed for an additional 14 lots, thus increasing the permitted dwelling units

to 3814. This simultaneously approved PUD/Preliminary Plan for this 14.7 acre site (Filing 4B) added a further 62 units to the dwelling total in Meridian Ranch.

**2015 Sketch Plan Amendment:** The 2015 Sketch Plan Amendment was approved by the BOCC in November 2015. Other than some minor access and road network changes to assist traffic distribution, the principal change was the removal of an 18-acre high density residential parcel, the removal of a 10-acre neighborhood commercial site, and the removal of 26 acres of the proposed business park, all in the southeast corner of the Sketch Plan area. This was replaced by single-family detached residential at a maximum density of six dwelling units per acre. The allowed conversion factor from non-residential to residential increased the permitted dwelling total from 3,814 to 3850. However, the subsequently approved PUD/Preliminary Plan for this area added a further 221 units to the dwelling total at Meridian Ranch, approximatively two-thirds of which was attributable to the conversion from non-residential areas. To account for this additional residential area, an increase in the density cap to 4,000 units was also requested and was approved.

**2017 Sketch Plan Amendment:** The most recent Sketch Plan amendment was approved by the BOCC in March 2018. The amendment increased the density cap to 4,500 units. The 40 acres of business park was converted to residential use at a density of six dwelling units per acre. The conversion of this remaining non-residential area allowed an additional 40 dwelling units.

With the past amendment, a total of 139 acres of non-residential land in the original Sketch Plan has been converted to residential use. While the allowed conversion factor would permit an additional 139 units, in reality these conversions have added approximately 400 additional units to the total achievable dwelling's units in Meridian Ranch.

**Current Sketch Plan Amendment:** The current Sketch Plan amendment proposes an increase in the density cap to 5,000 dwelling units. The proposal aims to amend portions of the northeastern portion of the development near Rex Road. The amendment request is to convert 152 acres of MR-R2 (2du/ac) to MR-R4 (4du/ac) and 45 acres of MR-R3 (3du/ac) to MR-R9 (9du/ac). The total amendment proposes to increase density on an approximate 196ac of remaining development. Appropriate density transitions, open space and neighborhood park implementation will be provided to support the proposed application.

The following is the total number of units that have been constructed or approved at Meridian Ranch:

MERIDIAN RANCH: CONSTRUCTED OR APPR	OVED UNITS
Filing No.1	800
Filing No.2	350
Filing No.3	122
Filing No.4	96
Filing No.4B	62
Filing No. 6	54
Filing No.7	131
Filing No.8	145
Filing No.9	181
Filing No.11A	118

Filing No.11B	82
Stonebridge Filing No.1	102
Stonebridge Filing No.2	73
Stonebridge Filing No.3	164
Stonebridge Filing No.4	209
The Estates Filing No.2	33
The Estates Filing No.3	29
The Vistas Filing No.1	221
Winding Walk Filing No.1	345
Winding Walk Filing No.2	60
Estates at Rolling Hills Ranch Filing No.1	16
Estates at Rolling Hills Ranch Filing No.2	98
Rolling Hills Ranch Filing No.1	272
Rolling Hills Ranch Filing No.2	244
Rolling Hills Ranch Filing No.3	209
Total Constructed and Approved Units	4,216

Based on best estimates for the remaining developable area, there is capacity for approximately an additional 784 units. Accordingly, an increase in the density cap to 5,000 is requested.

Meridian Ranch has successfully developed and maintained a high-quality Master Planned golf course, parks and recreation community as was originally envisioned in 2000. With over an approximate 590 acres of open space, trails, parks, right of ways and golf course, Meridian Ranch residents have tremendous amounts of open space and recreational areas to enjoy. Meridian Ranch dedicated an additional 223 acres to El Paso County for the Falcon Regional Park which the County has consistently been improving since its dedication. The amount of parks and open space that has been dedicated far exceed El Paso County requirements.

The requested change of additional and higher density provides a diversity in housing types and range that is not only consistent with the objectives of the County Master Plan, but also supports the extensive recreational and commercial facilities that make Meridian Ranch the vital and viable community that is evident today. The request for the density increase of 4du/ac on the 152 acre area by Meridian Ranch will be designed similar to the existing Rolling Hills Ranch Filings 1-3. The 9du/ac density increase on the 45 acre parcel south of Rex Road is placed strategically to be its own neighborhood bordered by Rex Road to the north, the Regional Park to the east, new 3 acre park to the west and open space to the south. This neighborhood will provide a much-needed affordable housing option within the established golf, parks and recreation master planned community that is not currently available. This request for the density does reflect a similar path to past development goals as where Approved in the 2014 Sketch Plan at the time envisioned a 12du/ac development in the now Vistas Filing No.1.

The proposed parcels have great access to major roads, parks and trails and are located to enjoy views of rolling open spaces making them very desirable properties. The conversion coupled with the continuing demand for housing and growing market in the Falcon/Peyton area over the Sketch Plans life further supports the request. Meridian Ranch even after the current density request will have a gross density of 2.06 du/ac, well below the density requests of neighboring communities. The added homes will only further support the Meridian Ranch Metropolitan Districts amenities and services as well as

upscale the retail center, Shops at Meridian Ranch, located at the corner of Stapleton Drive and Meridian Road.

Meridian Ranch's neighborhood center at the corner of Meridian Road and Stapleton Drive have proven successful in maintaining the viability of this center in the face of competition from commercial development in Falcon town center and in support of the Meridian Ranch community at large.

The introduction of additional and higher density residential into Meridian Ranch provides a diversity in housing type and range that is not only consistent with the objectives of the County Master Plan, but also helps to support the extensive recreational and neighborhood commercial facilities that make Meridian Ranch the vital and viable community that is evident today.

#### b. County Policy Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. The Sketch Plan amendment continues to comply with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location. The Sketch Plan Amendment will also address the following policies of the County Policy Plan:

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.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

#### c. Parks and Open Space

The Sketch Plan Amendment does not alter the overall parks provision within the Sketch Plan. The area proposed for Falcon Regional Park was previously excluded from the Sketch Plan boundary as this property has now been deeded to El Paso County for park purposes. Additional open space and notation for a small neighborhood park has been added to the south of Rex Road in the proposed MR-R9 density area which is also adjacent to the Regional Park dedication.

#### d. **Drainage**

On November 16, 2000, the El Paso County Board of County Commissioners approved the rezoning of the Meridian Ranch project (PUD-00-010) from A-35 to PUD with several conditions. Condition number seven stated in part that "drainage plans shall release and/or retain at approximately eighty percent (80%) of historic rates." At the time of the initial approvals, there were no drainage improvements downstream of the Meridian Ranch project and the existing natural channels were shallow and undefined.

Since the time of the original approvals, development has occurred downstream of Meridian Ranch with drainage facilities designed and constructed of sufficient size to safely convey the historic flow rates off of Meridian Ranch further downstream. The requirement to reduce the release of developed storm drainage to approximately eighty percent of historic peak flow rates from Meridian Ranch was removed with the 2017 Sketch Plan Amendment by Resolution 18-104. Future drainage plans shall evaluate the

stormwater runoff based on current stormwater requirements as adopted by the El Paso County Land Development Code, Engineering Criteria Manual, Drainage Criteria Manual and/or other adopted drainage referenced manuals, plans and/or documents applicable to El Paso County

The final storm drainage design at each Final Plat submittal will determine the anticipated flow rates for the full spectrum of design storms discharged from Meridian Ranch. The final discharge rate of flow from the existing Pond G will be at or below the historic flow rates per El Paso County requirements.

#### e. Traffic

A Traffic Impact Analysis prepared by LSC Transportation Consultants Inc. is submitted to address the changes proposed by the Sketch Plan Amendment.

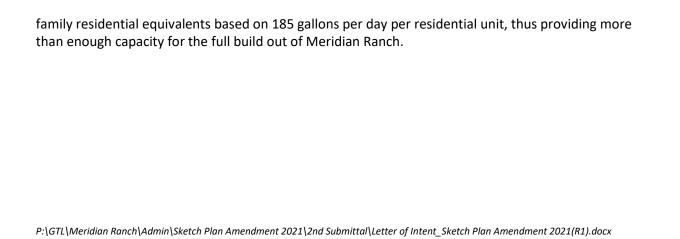
#### f. Water

The water system that serves Meridian Ranch is classified as a "community water system", and meets all the applicable requirements of the Colorado Department of Health (CDH). The water system uses groundwater as its primary source of supply. An existing treatment facility has been providing the required treatment since 2003. In addition, disinfection is provided to ensure good bacteriological characteristics. The Meridian Ranch development has water rights and appropriation for the Denver Basin groundwater, renewable alluvial ground water, and additional Denver Basin water rights from adjacent metropolitan districts as part of either a financial or annexation agreement. Based on the existing active wells and the future water supply, Meridian Ranch has more than sufficient water supply for the full build out of Meridian Ranch based on the El Paso County 300-year rule.

#### g. Sewer

The remaining phases of Meridian Ranch discharge the wastewater through the Woodmen Hills development to a lift station located in Falcon, where it is transported to Cherokee Metropolitan District (CMD) for treatment. Meridian Service Metropolitan District (MSMD) and Woodmen Hills Metropolitan District (WHMD) entered into an agreement on March 17, 2004 outlining the cooperation and limitations of operations between the two district. The agreement outlined the agreement set the responsibilities of the systems within each district's boundaries as to maintenance, repairs and capacity upgrades. Sections 5 and 7 of this agreement address the responsibility of upsizing any mainline utility should the need arise. The last paragraph of Section 7 specifically states "Wastewater lines located within Woodmen Hills that are to be oversized to handle the capacities produced by Meridian Service shall be the responsibility of Meridian Service." One such segment of sewer mainline within WHMD has been upsized at MSMD cost. Two other segments have been identified as needing similar improvements, these segments will receive capacity increase improvements at MSMD costs. Should additional segments be identified as a result of the Sketch Plan amendment, those segments shall be treated in similar manner and with MSMD being responsible for the cost of those improvements.

The Meridian Service Metropolitan District (MSMD), in conjunction with Cherokee Metropolitan District (CMD), has constructed treatment of 4.8 MGD of wastewater at the Black Squirrel Wastewater Treatment Facility (BSWTF). MSMD retains a 45.8% ownership in the treatment facility through an intergovernmental agreement with CMD for a total capacity of 2.2 MGD. The total capacity available to MSMD through the wastewater treatment facilities is approximately 2.3 MGD, or over 12,000 single



# MERIDIAN RANCH 2021 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 19, 20, 28, 29 AND 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Meridian Ranch is in general conforming with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

#### Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

## Development Data

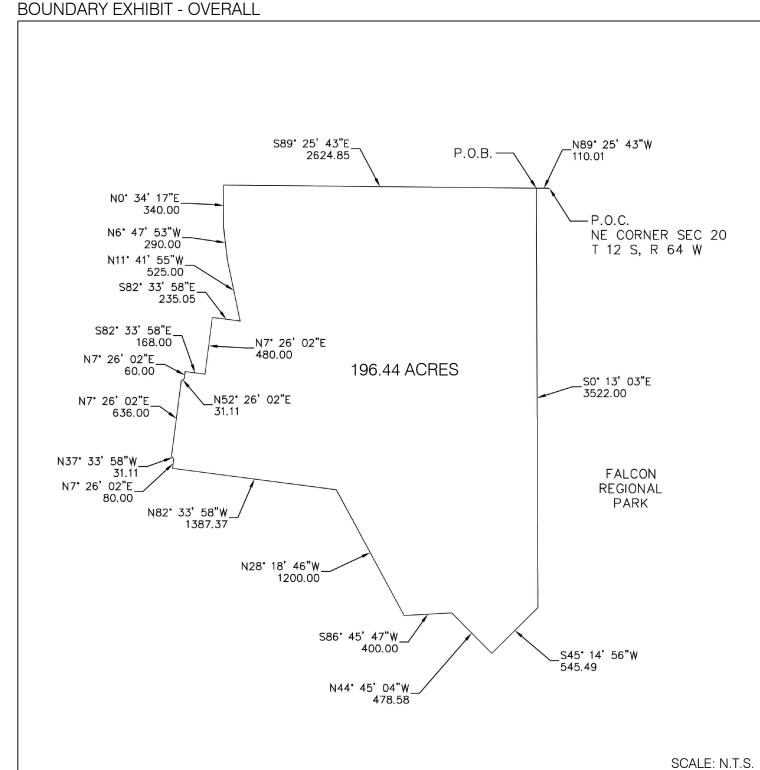
Existing Zoning:

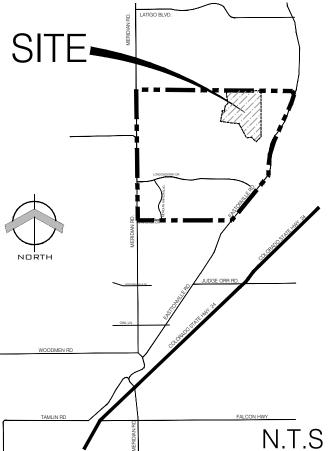
Total Area: 196.44 Acres (Amendment Area) Total Number of Units: 784 (Amendment Area)

# General Notes

- 1. A TOTAL OF FIVE THOUSAND (5,000) DWELLING UNITS ARE ALLOWED WITHIN THE MERIDIAN RANCH PUD 2. CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE.
- PROTECT NATURAL FEATURES. AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES. 3. A DENSITY TRANSFER MAY BE PERMITTED ON MERIDIAN RANCH FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF PRELIMINARY PLAN AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. A DENSITY TRANSFER NOT TO EXCEED TEN PERCENT (10%) OF THE MAXIMUM ALLOWABLE DENSITY IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT
- SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED FIVE THOUSAND (5,000) 4. COMMERCIAL USES SHALL BE ALLOWED TO DEVELOP INDEPENDENT OF THE PHASING PLAN AS MARKET
- FACTORS ALLOW. 5. SPECIFIC SETBACKS, LOT COVERAGE, BUILDING HEIGHTS, AND LAND USES SHALL BE ADDRESSED WITH A SPECIFIC PUD DEVELOPMENT PLAN.
- 6. A FEMA APPROVED LOMR WILL BE REQUIRED PRIOR TO DEVELOPMENT WITHIN 300 FEET OF THE 100-YEAR DESIGNATED FLOODPLAIN.
- 7. A 25' REGIONAL TRAIL EASEMENT ALONG EASTONVILLE RD. TO BE DEDICATED TO EL PASO COUNTY 8. UNTIL APPROVED BY THE COUNTY ENGINEER ALL ACCESS POINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND NON-BINDING UPON THE COUNTY. APPROVAL OF THIS SKETCH PLAN AMENDMENT SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO ANY PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE ZTIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION

SUBMITTAL AND REVIEW.





## Owner:

Meridian Ranch Investments, Inc., PO Box 80036 San Diego, CA 92138 (619) 223-1663

# Subdivider:

GTL Inc. 3575 Kenyon St. San Diego, CA 92110-5333 (619) 223-1663

### Planner:

N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

# (719) 471-0073

GENERAL LEGAL DESCRIPTION

THAT MERIDIAN RANCH INVESTMENTS, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND.

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 THENCE N89°25'43"W ALONG THE NORTH LINE OF SECTION 20 A DISTANCE OF 110.01 FEET TO THE NORTHWEST CORNER OF THE FALCON REGIONAL PARK RECORDED WITH RECEPTION NUMBER 214096227, EL PASO RECORDS, SAIL

THENCE S00°13'03"E ALONG THE WEST BOUNDARY OF THE FALCON REGIONAL PARK A DISTANCE OF 3522.00 FEET;

THENCE \$45°14'56"W A DISTANCE OF 545.49 FEET THENCE N44°45'04"W A DISTANCE OF 478.58 FFFT

. THENCE S86°45'47"W A DISTANCE OF 400.00 FEET;

. THENCE N28°18'46"W A DISTANCE OF 1200.00 FEET

THENCE N82°33'58"W A DISTANCE OF 1387.37 FEE THENCE N07°26'02"E A DISTANCE OF 80.00 FEET; B. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET;

9. THENCE N07°26'02"E A DISTANCE OF 636.00 FEET 10. THENCE N52°26'02"E A DISTANCE OF 31.11 FEET;

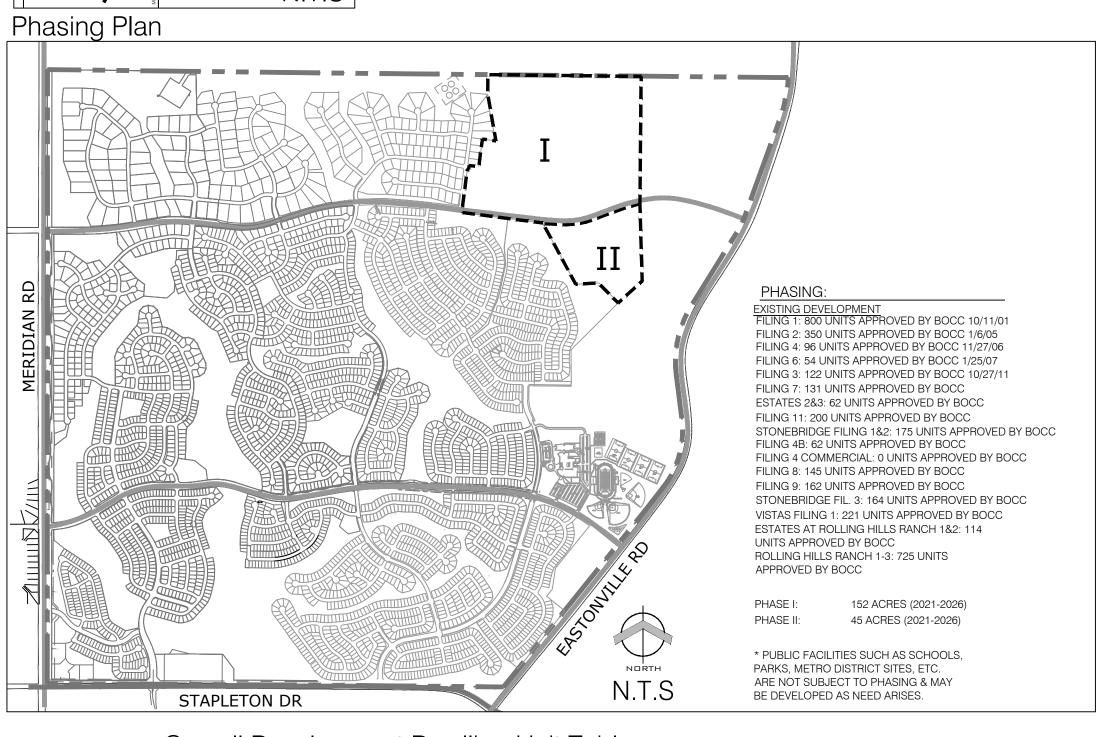
12. THENCE \$82°33'58"E A DISTANCE OF 168.00 FEET l3. THENCE N07°26'02"E A DISTANCE OF 480.00 FEET 14. THENCE S82°33'58"E A DISTANCE OF 235.05 FEET: 15. THENCE N11°41'55"W A DISTANCE OF 525.00 FEET

16. THENCE N06°47'53"W A DISTANCE OF 290.00 FEET

17. THENCE N00°34'17"E A DISTANCE OF 340.00 FEET; 18. THENCE S89°25'43"E A DISTANCE OF 2624.85 FEET TO THE POINT OF BEGINNING

THE ABOVE PARCEL OF LAND CONTAINS 196.44 ACRES, MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE

Tel. 719.471.0073 W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087) Fax 719.471.0267 www.nescolorado.com



# Overall Development Dwelling Unit Table

	FILING 1	FILING 2	FILING 3	FILIN	G 4	FILING 6	FILING 7	ESTATES FILING 2 AND 3
DWELLING UNITS	I 200	350	122	96	6	54	131	62
	FILING 11	STONEBRIDGE FILING 1 & 2	FILING 8	THE V		FILING 4B	STONEBRIDGI FILING 3	FILING 9
DWELLING UNITS	I 200	175	145	22	21	62	164	181
	WINDINGWALK FILINGS 1&2	STONEBRIDGE FILING 4	ESTATES AT RO			ES AT ROLLING ANCH FILING 2	ROLLING HILL FILINGS	
DWELLING UNITS	405	209	16			98	725	

TOTAL	REMAINING	MAXIMUM
DWELLING UNITS	DWELLING UNITS	DWELLING UNITS
4.216	704	5,000

# LAND USE SUMMARY (WITHIN THIS AMENDMENT ONLY)

4 DU/AC 152 AC (77%) 9 DU /AC 45 AC (23%)

DEVELOPMENT IS LIMITED TO A UNIT CAP OF 5,000



**Land Planning** 

Landscape

Architecture

Urban Design

508 South Tejon Street

Colorado Springs, CO 80903

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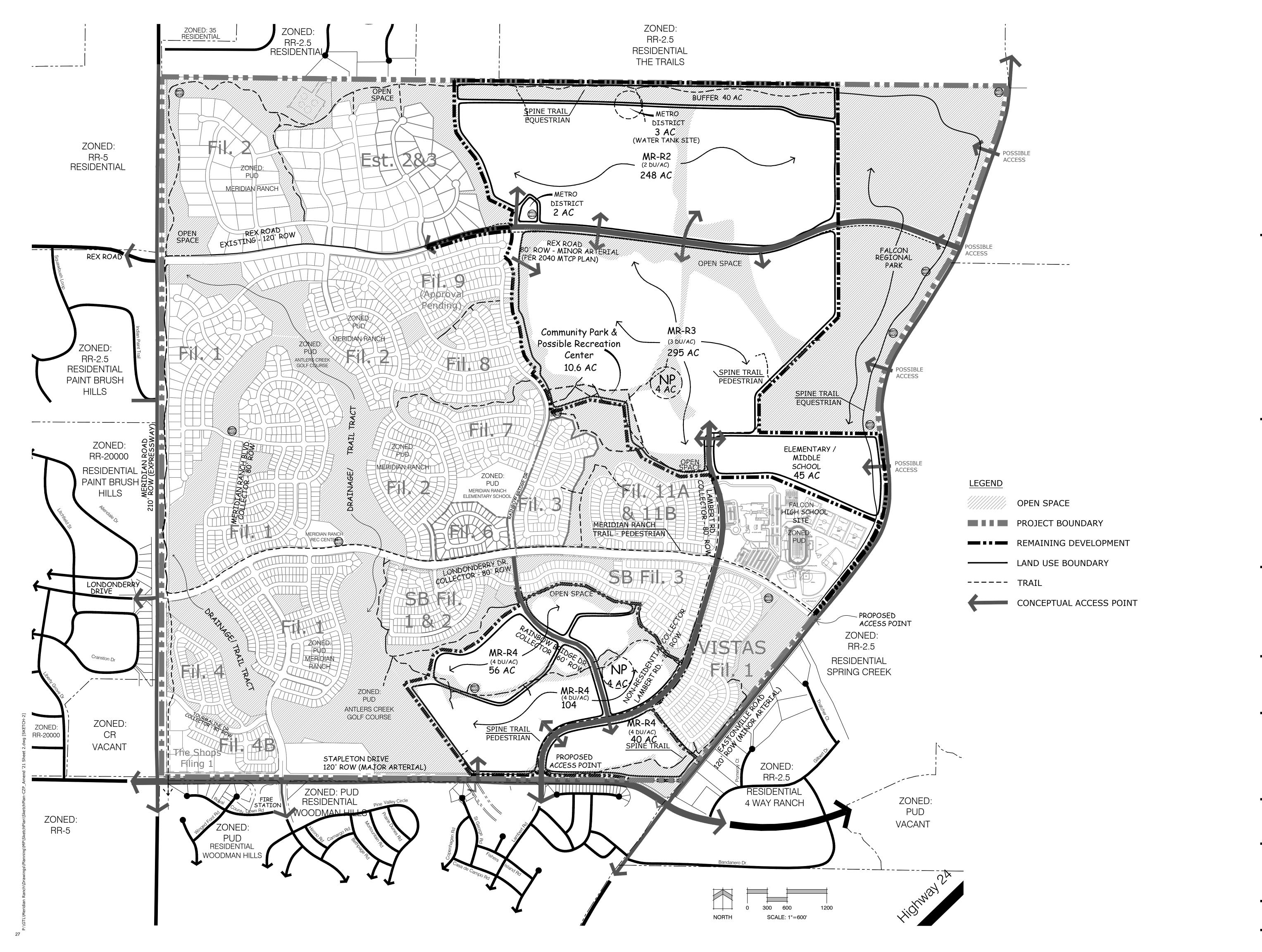
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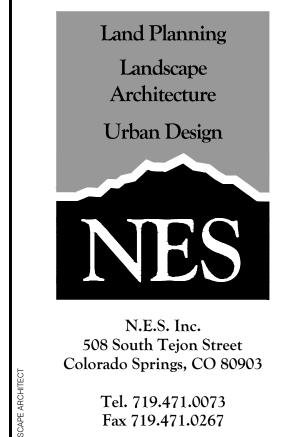
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# **Cover Sheet**





www.nescolorado.com

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# MERIDIAN RANCH SKETCH PLAN AMENDMENT

DATE: 04.28.2021
PROJECT MGR.: J. ROMERO
PREPARED BY: B. ITEN

DATE: BY: DESCRIPTION:

**Existing Sketch Plan** 

2

