

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 14, 2020

Gabe Sevigny
Project Manager
Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

**Subject: Meadow Lake Commercial Park
(Rezone)**

Hello Gabe,

The Community Services Department has reviewed the development application for Meadow Lake Commercial Park Rezone and has the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on June 10th and its recommendation will be provided after the meeting.

Request for approval by William Gunman, on behalf of 3 different owners, for Meadow Lake Commercial Park re-zone, an 84.8 acre project area approximately 10 miles east of Colorado Springs situated northeast of Falcon, Colorado in eastern El Paso County. The project is located at the northwest corner of Curtis Road and Falcon Highway. The site is bounded by Curtis Rd. to the east, Falcon Highway to the south, and the Meadow Lake Airport to the north and west.

The overall Meadow Lake Industrial Park site area is 254.85 Acres of which 94.09 acres is proposed to be rezoned from RR-5 to CS – Commercial Services. The Rezone Map (RZP) proposes to rezone the site to CS – Commercial Services to allow the development of the site with mixed-commercial as permitted by the El Paso County Land Development Code.

No existing residences are on the site and none are proposed. Future site specific CS Development Plan submittals will further define lot sizes, interior roadways, specific uses, use-mix ratios, open space areas, and how water/ wastewater services will be provided.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Judge Orr Secondary Regional Trail alignment follows an unnamed creek which bisects the parcels and is within the rezone area on the south side of the project. The master plan also



identifies the Curtis Road Bicycle Route to the east of the project. This route will be accommodated within County right-of-way and is not impacted by this project.

The property is also located within the Judge Orr Road Candidate Open Space area. This candidate open space area was identified in the 2013 El Paso County Parks Master Plan as an area where two or more important natural resources converge. The Judge Orr Candidate Open Space Area contains good examples of tallgrass prairie which includes big bluestem and little bluestem. In addition, the area includes wetland plant communities that support a variety of aquatic invertebrates, small fishes, and the northern leopard frog.










County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the applicant has proposed to relocate the Judge Orr Secondary Regional Trail from the unnamed creek to along Curtis Road to avoid a conflict with the Meadow Lake Airport. County Parks is in agreement with this proposal and requests the applicant provide a 25-foot public trail easement along the eastern boundary of the project site which will allow for the construction and maintenance by El Paso County of the Judge Orr Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Rezone drawing and forthcoming CS Development Plan drawings.

No regional park fees are recommended, as the Board of County Commissioners have elected to not require park fees for commercial subdivisions. Again, this application is scheduled for El Paso County Park Advisory Board consideration on June 10th and its recommendation will be provided after the meeting.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Meadow Lake Commercial Park Rezoning

-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Realigned Judge Orr Trail
-  Major Roads
-  Streets & Roads
-  Subject Property
-  Candidate Open Space Land
-  Parcels
-  Streams

0 500 1,000 Feet



Meadow Lake rezone area

Drake Lake Candidate Open Space

Judge Orr Road Candidate Open Space

