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Date: June 13, 2023

RE: Shops at Meridian Ranch 11810 Stapleton Drive
Final Plat - Letter of intent

We are requesting a Final Plat application with El Paso County, this application shall include several items associated with that submittal along with a Site Development Plan to show what is being proposed. We intend to show a fueling station on the newly created Lot 2B. The 1.46 acre site has a tax number of 4230319056 and is zoned CR (Commercial Regional District). There are not any Overlay districts identified for this property.

This project is in general conformance with the goals, objectives, and policies of the Master Plan; the associated Site Development Plan application proposes to add a fueling station to the commercial center. 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 Final Plat area.

The water supply report provides sufficient information to identify compliance with the water supply standards and identifies any need for additional water supplies, within the water resources report prepared by Tech Contractors. 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, we have provided a Wildfire Hazard Evaluation Report to answer this question. The subdivision will not interfere with the extraction of any known commercial mining deposit. The proposed methods for fire protection are adequate to serve the site, see the wildfire report mentioned above. A traffic impact study has been completed by LSC Transportation Consultants that shall show that the site will be designed to accommodate all additional traffic generated from the new lots. 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, we have looked into all of these aspects and addressed them in all aspects of design.

This application shall be reviewed under the criteria that the overall design principles implemented shall provide a safe, serviceable, and healthy living environment. The parcel shall be designed to allow for any allowed within the zone. The application shall comply with the zoning code. The design shall comply with the setback requirements, parking standards, and the overall design intent of the master plan.

This application meets the Final Plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2021). Final Plats are reviewed and approved in consideration of the Review Criteria found in the El Paso County Land Development Code Section 7.2.1.D.3.(f). Each criteria is listed below followed by the appropriate justification.

Master Plan Conformance: *"The proposed project is in general conformance with the goals, objectives, and policies of the Master Plan."*

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The Master Plan indicates that this project is located in the Regional Center Placetype. This Placetype The fundamental purpose of a Regional Center is to provide access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. This placetype differs from Rural Centers by providing a level of goods and services that attract people from across the County, and depending on location, from adjacent counties. Regional Centers often incorporate a lifestyle live-workplay environment and can include multifamily housing elements in their design as standalone apartments or part of mixed-use developments. This project intends to follow this precedent by filling in a commercial use at the intersection of Meridian Road and Stapleton Dr. *This project shall provide commercial goods and services with easy access for many commuters from the surrounding area.*

Preliminary Plan: *“The subdivision is in substantial conformance with the approved preliminary plan”.*

All of the aspects of the plan adhere to with the Land Development Code. All aspects of the design are in line with the code, to include building height, building setbacks, parking requirements, and ADA design standards.

Subdivision Design Standards: *“The subdivision is in conformance with the subdivision design standards and any approved sketch plan.”*

The proposed Final Plat is prepared in accordance with applicable subdivision design standards with the respect to lot size, setbacks, access and provision of utilities.”

Water Supply: *“A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.”*

Water service shall be provided by Meridian Service Metropolitan District (MSMD). A sufficient water supply commitment letter from MSMD has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed. A water resources report was completed by Tech Contractors (PUDSP22-004) and submitted with the application that shall show that adequate water supply is set aside for the project.

Wastewater Disposal: *“A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations [C.R.S. 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.”*

A public sewage disposal system has been established with the Meridian Ranch site and the system complies with state and local laws and regulations. A wastewater commitment letter has been provided by Meridian Service Metropolitan District (MSMD) with the submittal along with a wastewater disposal report prepared by Tech Contractors (PUDSP22-004), that report shall show that adequate wastewater facilities are set aside for the project.

Soil and Topographic Conditions: *“All areas of the proposed subdivision, which may involve soil or topographical condition presenting hazards or required special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. 30-28-133(6)(c)].”*

A subsurface soil investigation had been prepared by A Better Soil Solution for the project and the owner shall comply with the recommendations of the report. This report has also been sent to Colorado Geological Survey for review. Based on the findings of the report, the buildings proposed can be supported with standard shallow spread footings on site.

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Drainage Requirements: “Adequate drainage improvements complying with State law [C.R.S. 30-28-133(6)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design.”

The proposed Final Plat is consistent with the submitted Final Drainage Report. This report was completed by JPS Engineering and submitted with this application. The report shall show adequate capacity of the existing detention pond located off site. The owner shall comply with the requirements of the drainage report.

Public Improvements: “The location and design of the public improvements proposed in connection with this project are adequate to serve the needs and mitigate the effects of the development.”

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.

Access: “Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.”

The existing Meridian Ranch access onto Stapleton Dr. shall be kept and allow. No access or driveways shall be allowed onto Meridian Road without approval from El Paso County.

Compatibility: “The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to , wetlands and wildlife corridors, into the design, and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.”

The proposed subdivision has established an adequate level of compatibility by incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

Services: “Necessary serviced, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.”

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are available to serve this development. This development provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code. The compliance is shown in the included Wildfire Hazard Evaluation Report from Stephen Spaulding,

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Fire Protection: “The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Coded.”

Meridian Ranch is located within the Falcon Fire Protection District which is providing fire protection for the site and the surrounding area. The District has agreed to serve the project. A fire protection report and wildfire hazard mitigation plan has been prepared and submitted for the proposed project. The owner shall observe and follow the recommendations of the reports and Fire Protection District. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

Off-site impacts: Off- site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8

Adequate public facilities: Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

Mining Extraction: The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

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