

# Y|O|W ARCHITECTS

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**Date: March 15, 2022**

**RE: Meridian Ranch– 11950 Tourmaline Drive  
Site Development Plan - PCD File: PPR 22-003**

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*This submittal is for an approval of a Site Development Plan for Building E (Phase 2) for The Shops at Meridian Ranch commercial center. The site, LOT 4 THE SHOPS FIL NO 1 AT MERIDIAN RANCH. The 3.43 acre site is located along the east side of Meridian Road just north of Stapleton Drive. The included parcel TSN# 4230319054. This parcel is zoned CR (Commercial Regional). We propose to add Building E to the property. This application shall show the design of the phase 2 building, an 11,398 sf retail building. The site is competed with the exception of the building E footprint.*

*Phase 2 of this development is built and designed to the development standards outlined in the El Paso County zoning code. This building shall be parked at the same rate of the phase 1 building (1 space per 250 sf). This requires 46 parking spaces; we are providing 47 parking spaces.*

*This phase 2 building shall provide quality commercial space for the use of the surrounding residential neighborhood. The project is harmonious with adjacent land uses; the architecture for this building shall be similar to the other commercial center buildings. This center shall become a fixture at this major intersection in the area.*

*This application is to show Building E (phase 2) to the approved Site Development Plan PPR 18-033. We shall include the approved traffic memorandum completed by LSC transportation consultants (LSC #184510) dated May 15, 2019. A Drainage conformance letter shall be included with the application completed by Tech Contractors Engineering Group dated February 24, 2022.*

*Should you require any additional information, please contact me at 719-475-8133.*

Respectfully yours,



Brad Nichols, Planning Associate  
YOW Architects PC