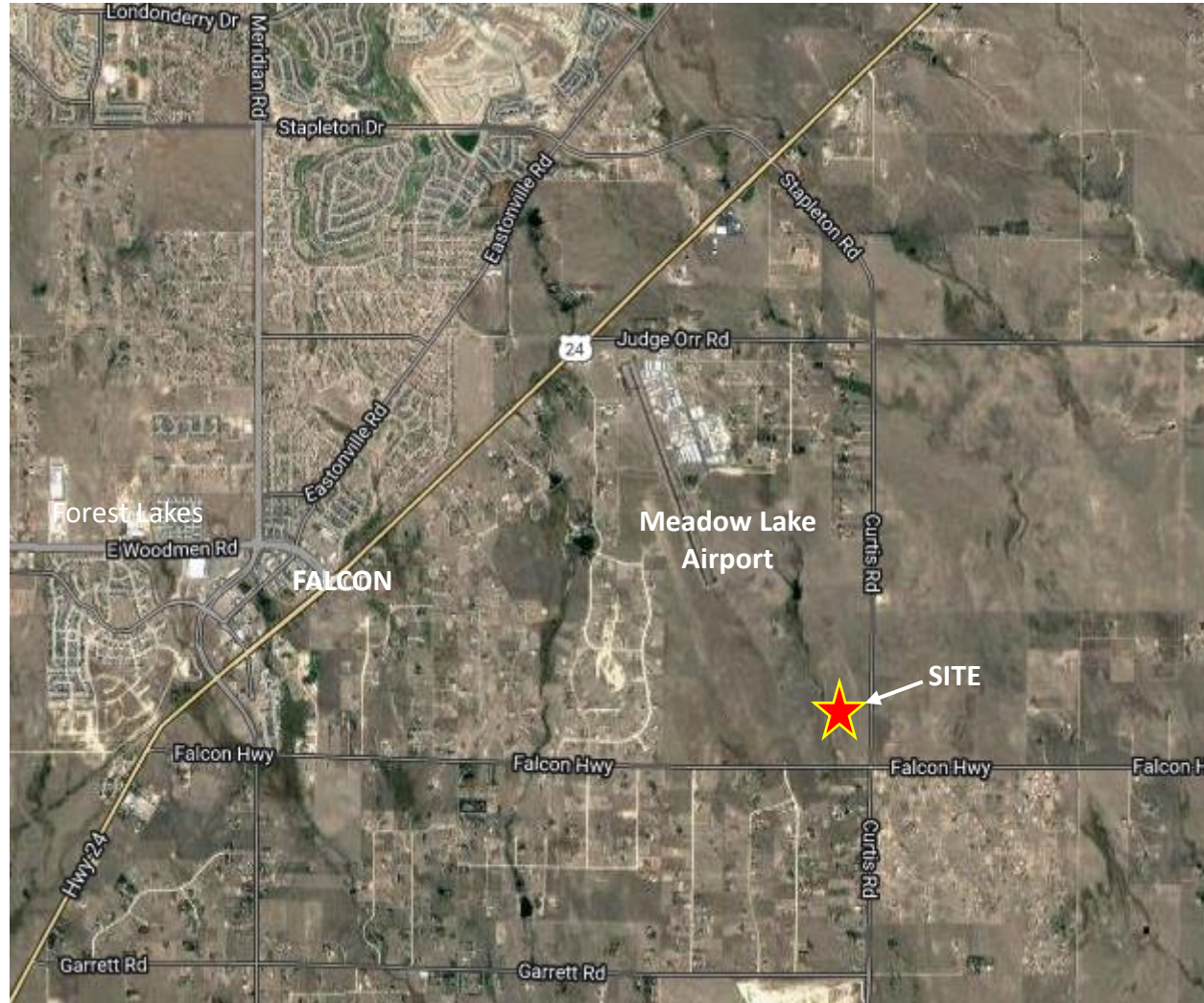


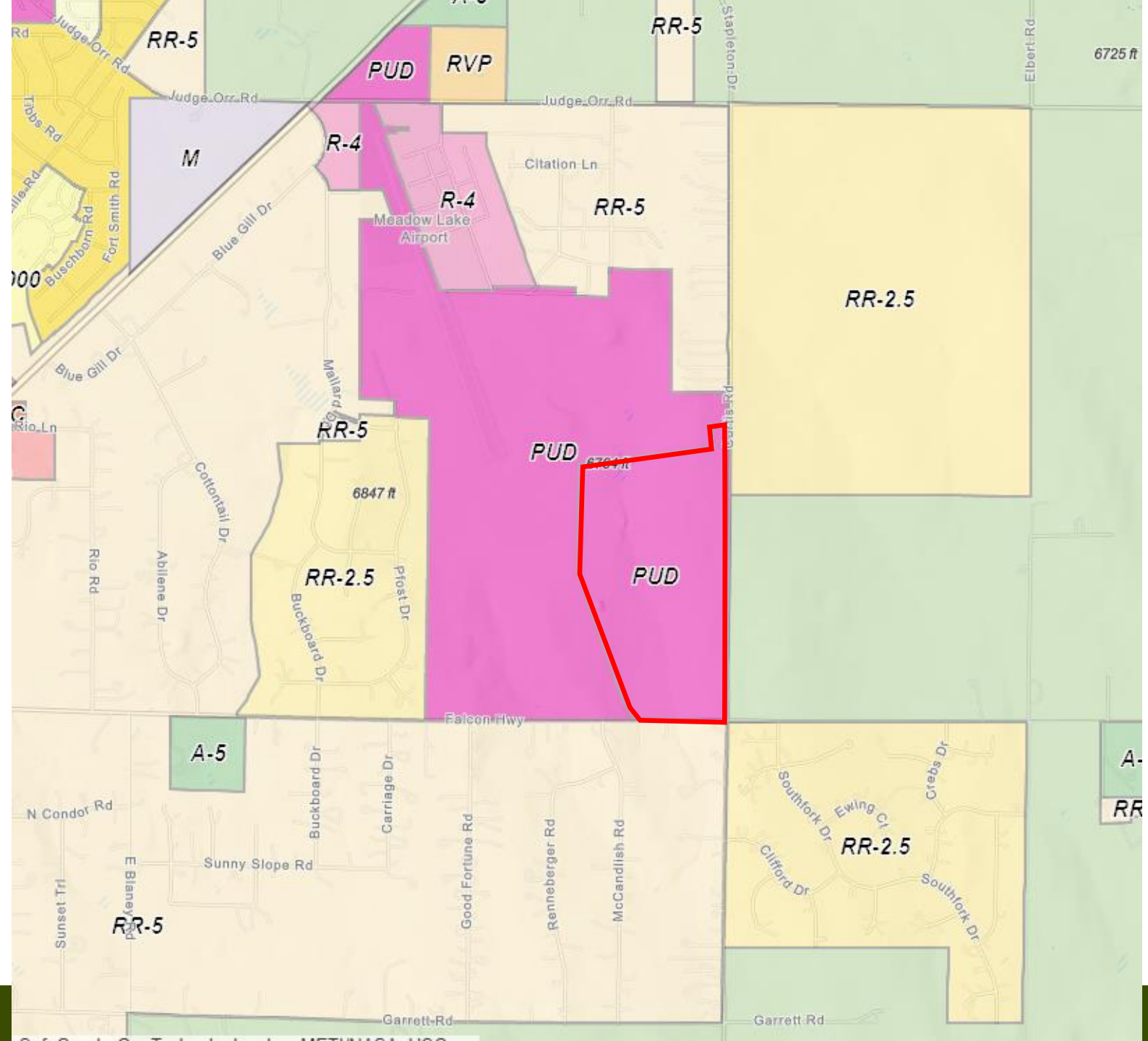
MEADOW LAKE INDUSTRIAL

Site Location



Current Zoning

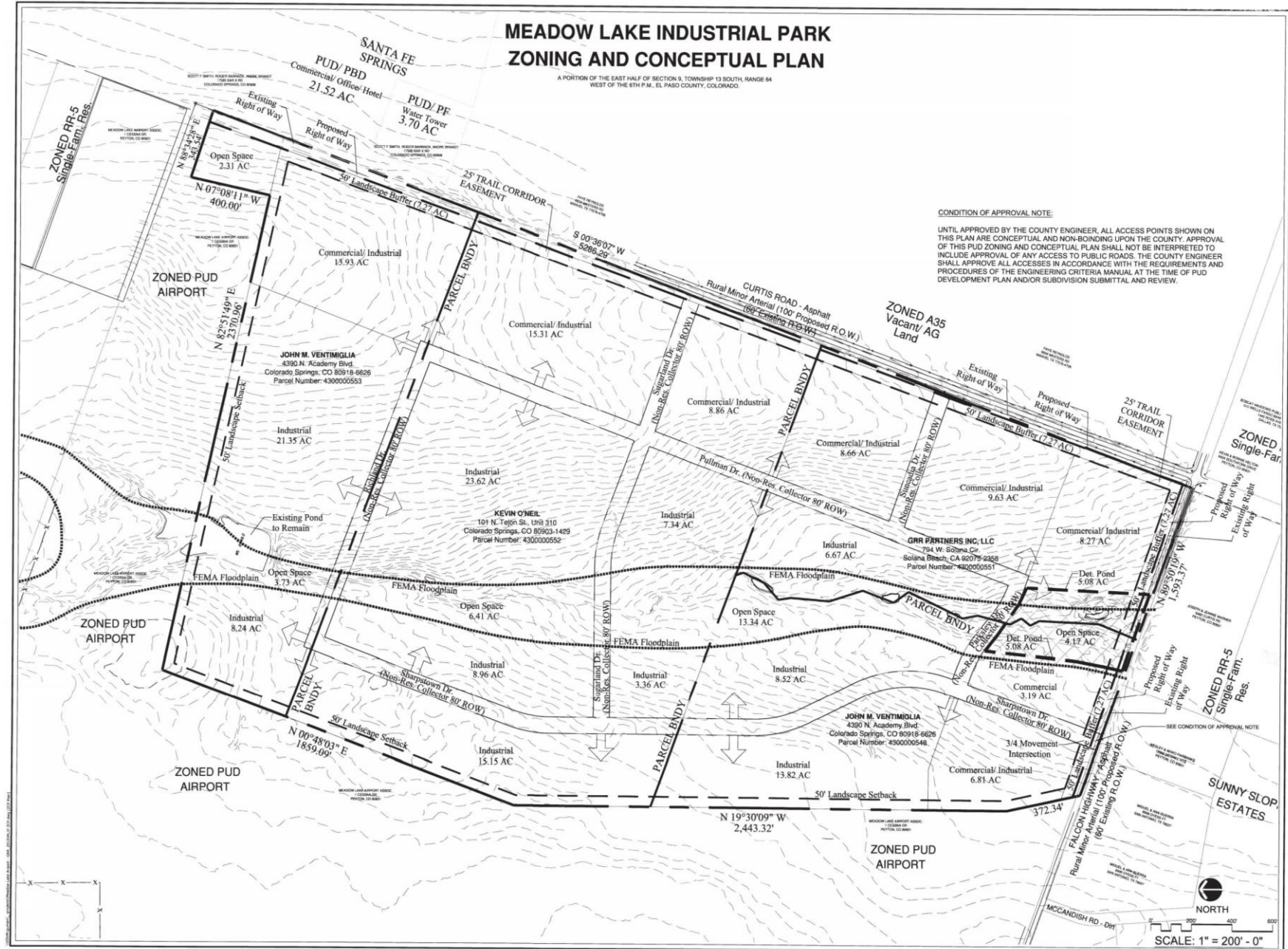
- PUD ZCP Approved by BOCC on December 9, 2014, Resolution 14-461



Current Zoning

Allowed Uses:

- **Commercial Use:** Examples include gas stations, convenience stores, fast food/restaurants, office parks, healthcare facilities, religious institutions
- **Industrial Use:** Examples include indoor/outdoor storage yards (construction materials & equipment; Auto, RV & Boat), animal boarding facility, lumber yards, light-medium duty equipment sales/storage, nursery
- **Heavy Industrial** – considered a Special Use. Examples include heavy equipment sales/storage, salvage yard, trash transfer facility, tire recycling
- **Open Space:** open space, landscape setbacks and buffers, trails, drainage facilities



William Spear & Associates, Inc.
 A PROFESSIONAL CORPORATION
 1775 North Academy Blvd., Suite 100
 Colorado Springs, CO 80905
 P: 719.533.9700 F: 719.533.4299
 Email: wspear@wsa-inc.com

MEADOW LAKE INDUSTRIAL PARK ZONING AND CONCEPTUAL PLAN
 EL PASO COUNTY, CO

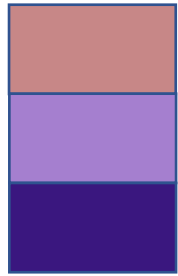
DATE: DECEMBER 4, 2013
 DRAWN: JWA
 CHECKED: WFG

REVISIONS:		
DATE:	BY:	COMMENTS:

SEE CONDITION OF APPROVAL NOTE

COVER PAGE / ZONING PLAN
 SHEET NO. 2 OF 2 SHEETS
 PUD-13-007

Proposed Zoning



CS (Commercial Services)

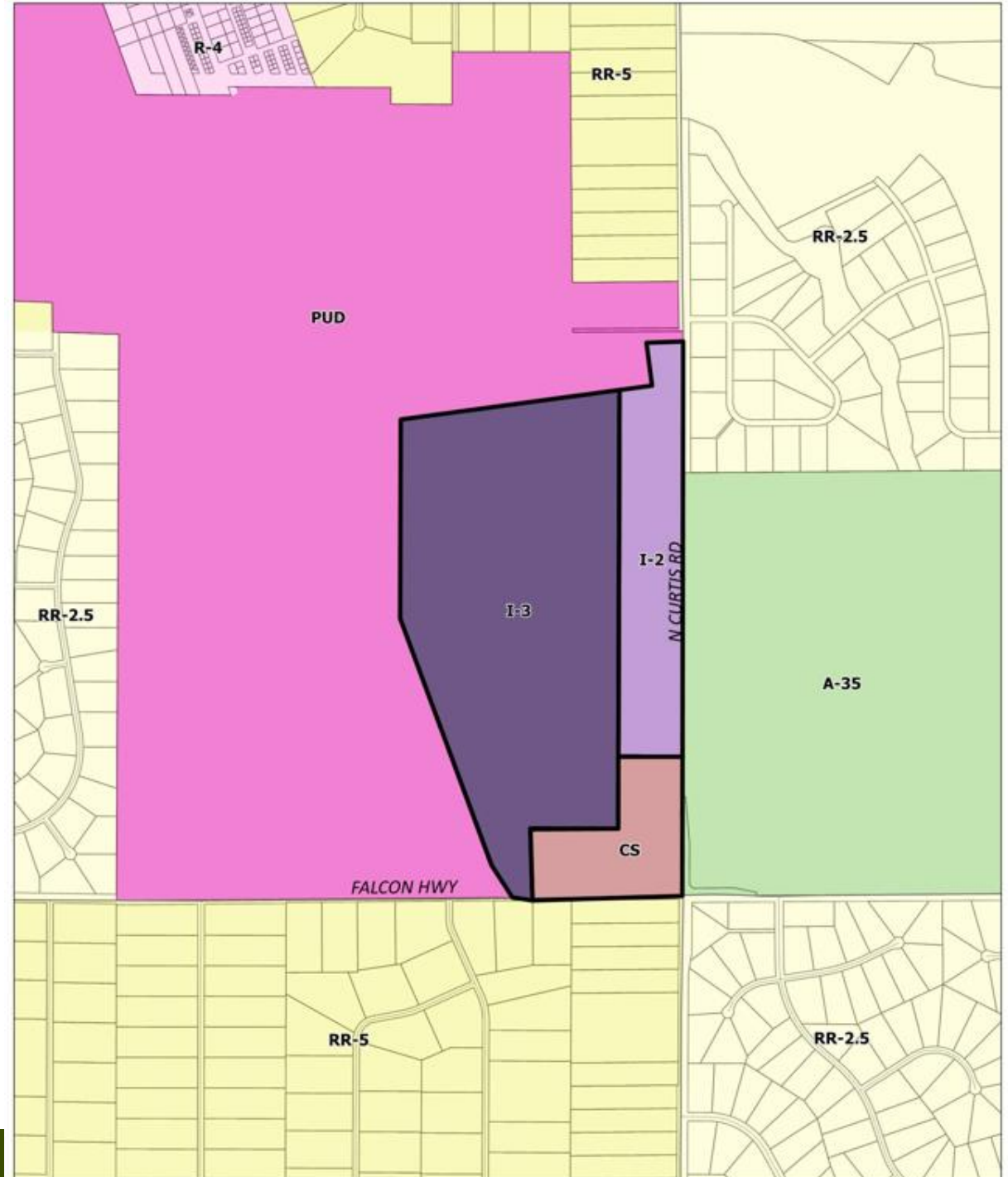
I-2 (Limited Industrial)

I-3 (Heavy Industrial)

CS, Commercial Services District. The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.

I-2, Limited Industrial District. The I-2 zoning district is intended to accommodate light industrial and manufacturing activities, which are generally clean, quiet and free from objectionable or dangerous nuisance or hazard.

I-3, Heavy Industrial District. The I-3 zoning district is intended to accommodate manufacturing and industrial uses, which may include related outside storage of raw or finished materials.



Community Outreach

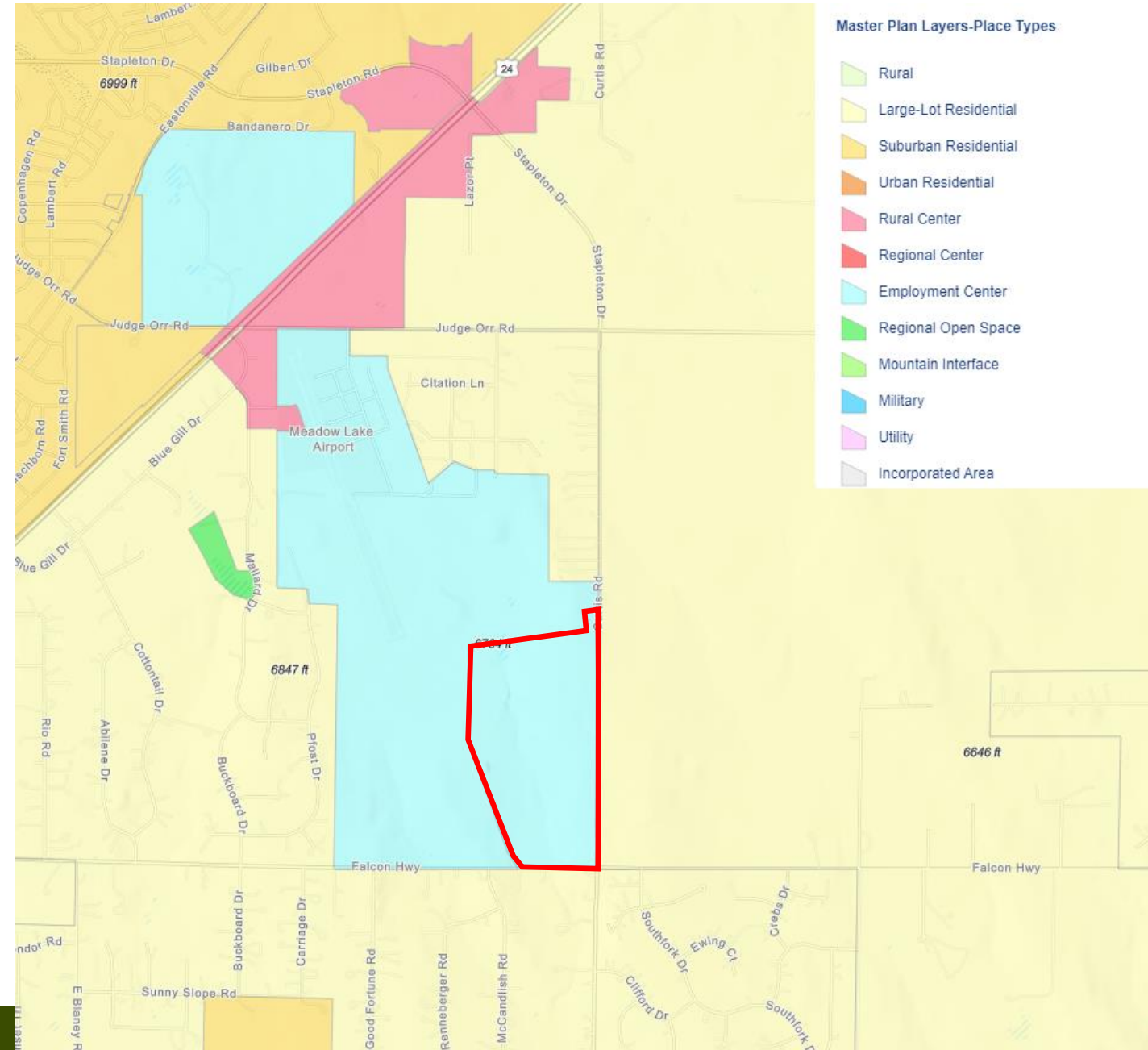
- Meeting with Meadow Lake Airport on May 11, 2022
- Meeting with representatives from the Saddlehorn Estates residential development on June 29, 2022
- A public open house was held on the evening of June 29
- Notification was sent to 169 properties (72 individual owners) within ½ mile of the site
- Approximately 40 people attended the meeting, with 20 people entering details on the sign-in sheet
- Display boards of the proposed zoning areas, the proposed permitted uses, relevant extracts from Your El Paso Master Plan and the previously approved PUD Zoning & Concept Plan for the site were presented
- Balloons were placed on the site to conceptually represent the height of the tallest anticipated structure within the I-3 zoning district area
- The general feedback from the meeting was an acknowledgement that development of the site was likely, general support for the I-2 and CS zonings, but concern regarding some of the potential heavier industrial uses associated with the I-3 zone in terms of compatibility with adjacent residential
- Concerns were also expressed regarding traffic and water use

Zone Change Review Criteria

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned
- The rezoning is in compliance with all applicable statutory provisions
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district

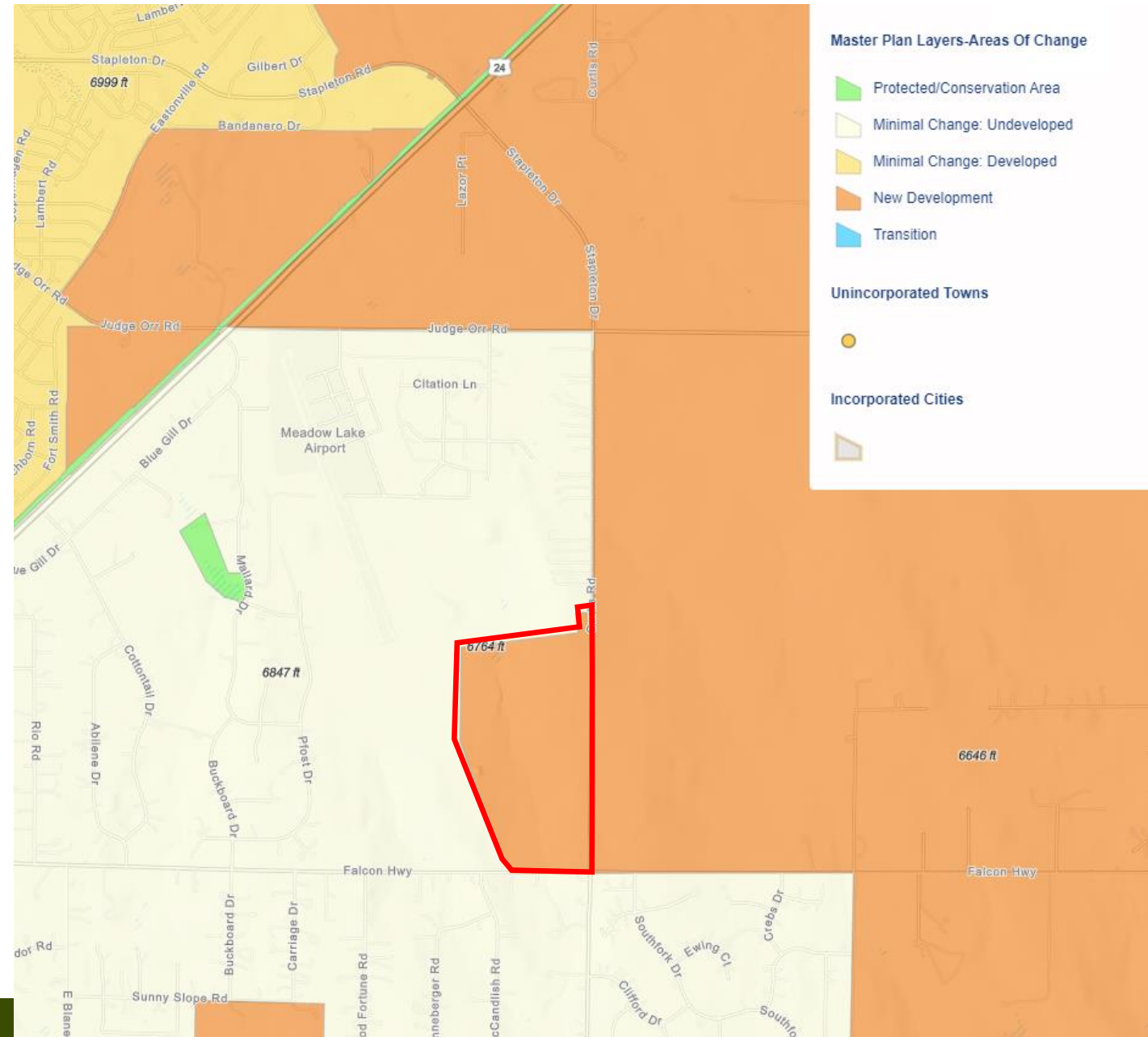
Your El Paso Master Plan

- Site is within the Employment Center Placetype
- Proximity to transportation hubs, such as Meadow Lake Airport, is appropriate for the Employment Center Placetype.
- Primary uses include light industrial/business park, heavy industrial uses, and office,
- Supporting uses include commercial retail, commercial services, and restaurants.
- “Function of Supporting Land Uses” within the Employment Center Placetype should be to “support the daily needs of employees with restaurants, convenience stores, groceries, banks, and pharmacies.”



Your El Paso Master Plan

- This site is also denoted as a “New Development” area on the Areas of Change map
- New Development areas take place on land largely undeveloped, adjacent to built out areas. These areas are to be designed to integrate with and complement adjacent development
- Subject property is included within the Meadow Lake Airport Employment Priority Development Area.
- Meadow Lake Airport is identified in the Master Plan as the largest privately owned airport in Colorado and is an important economic driver for the County.





Employment Priority Development Areas

El Paso County maintains a diverse economy with significant employers in a wide range of sectors and no single industry accounting for a majority of its employment base. Total employment in the County has steadily increased since 2010 and now significantly exceeds prerecession levels. Between 2008 and 2010, El Paso County lost a total of 3,638 jobs representing a decrease of about one percent. El Paso County is expected to add nearly 175,000 new jobs by 2050, which will require strategic planning and economic development to sustain and support. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.

1 Meadow Lake Airport

Meadow Lake Airport is the largest airport in unincorporated El Paso County and serves as a reliever to Colorado Springs Airport. Although privately owned, public use allows for commercial flights in and out of the airfield regularly. The facility has expanded significantly since its establishment in 1966 with more than a dozen industrial and manufacturing businesses on the property. As an airport, Meadow Lake has excellent distribution opportunity for its companies but its location on Highway 24 further strengthens access to the rest of the region, state, and country.

The Airport is seeking to further increase the number of businesses on its property and is even implementing a Disadvantaged Business Enterprise (DBE) Program to help disadvantaged businesses establish themselves at Meadow Lake.

- The County should **consider prioritizing the Airport for new employment uses** to capitalize on the existing distribution network.
- **Light and heavy industrial should be the primary businesses** in this area.

2 Colorado Springs Airport

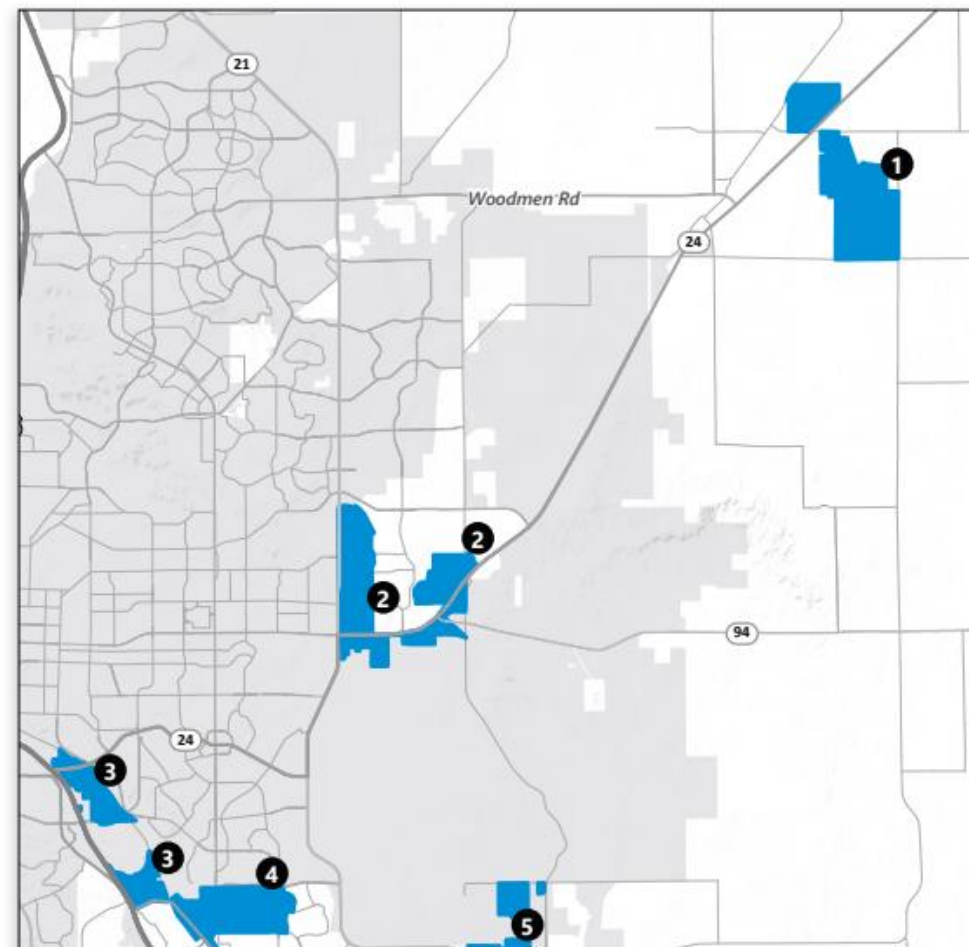
Some parts of Cimarron Hills are located in Accident Potential Zones (APZ) for the Colorado Springs Airport. APZs are areas where an aircraft accident is most likely to occur if it were to occur. As such, residential development is discouraged and in some cases prohibited. Cimarron Hills is an Urban Residential placetype, which includes commercial and employment uses.

- **Limit future development in this area** to align with existing APZs.
- **New or redevelopment should be light or heavy industrial businesses** such as warehousing or distribution.
- Future development should consider potential impacts on the Peterson Air Force Base.

3 Security-Widefield Along I-25

Some of the County's larger-scale employment uses are located in enclaves along Interstate 25, south of Colorado Springs. Existing businesses are largely industrial with significant outdoor storage including landscaping supply, automotive mechanic and junkyard, construction, and infrastructure services. A large mobile home park is also located along S Circle Drive. The existing uses require a significant land area for operation and equipment storage. These existing uses are unsightly but serve important service and employment functions for County residents.

- The County should **continue to support the existing businesses** but also help this Employment Center transition to more formal industrial uses as redevelopment allows.
- **Office uses should also be allowed along the edge** to help buffer adjacent residential.
- While internal placement does keep them well-separated from adjacent residential **the County should require improved screening as redevelopment occurs.**



Employment Center Priority Development Areas

Your El Paso Master Plan

Land Use

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

- *Goal 1.3 - Encourage a range of development types to support a variety of land uses.*
- *Objective LU3-1: Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*
- *Objective LU4-3: Employment Centers should comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses.*

Economic Development

Core Principle: Strengthen the economy with a skilled workforce and targeted investment.

- *Objective ED3-1: Continue promoting commercial development to serve increasing residential neighborhoods in the Falcon area.*
- *Objective ED3-6: Prioritize commercial use as development opportunities arise in order to support the growing residential base in the rural areas.*
- *Goal 3.1: Recruit new businesses and spur the development of growing sectors.*

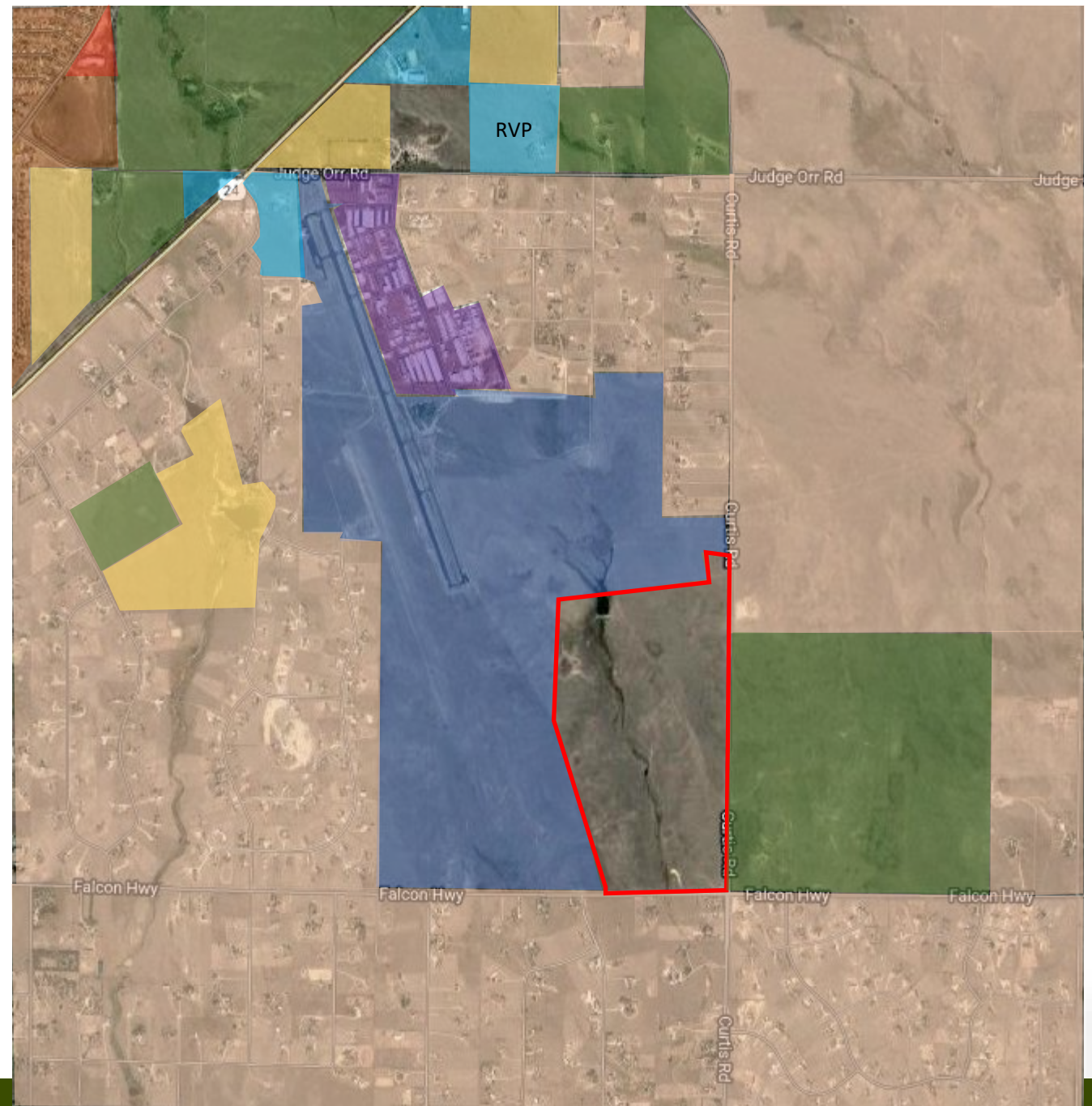
Implementation

Goal ED1 strategies:

- *Consider prioritizing Meadow Lake Airport for new employment uses to capitalize on the existing distribution network. Light and heavy industrial should be the primary businesses in the Meadow Lake Airport area, while supporting uses such as commercial or restaurants should be coordinated with the Meadow Lake Airport Association.*

Adjacent Land Uses

-  Meadow Lake Airport
-  Rural Residential
-  Urban Residential
-  Industrial
-  Commercial
-  Agricultural
-  Vacant
-  School



Compatibility with Adjacent Land Uses

- Light and heavy industrial uses will economically support the adjacent airport and are the preferred uses within the flight zones from a safety standpoint
- The Employment Center Placetype indicates that transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby areas
- The proposed zoning intentionally locates the less intense I-2 and CS zoning districts on the eastern boundary and southeastern corner of the property to provide a transition and buffer between the heavier industrial uses in the proposed I-3 zone and the rural residential and agriculturally zoned properties to the east and south
- Some uses are proposed for conditional exclusion from the proposed I-3, I-2 and CS zones based upon:
 - Consistency with the primary or secondary uses recommended for the Employment Center Placetype
 - Compatibility with adjacent land uses
 - Anticipated traffic generation or water use demand
- Certain remaining uses require the additional step of a Special Use approval

Proposed Permitted Uses

Allowed Uses to be Retained

Allowed Uses Proposed for Conditional Exclusion

Use Type	CS	I-2	I-3
Acid Manufacturing			S
Amusement Center, Indoor	A		
Amusement Center, Outdoor	S		
Auction Facility	A		
Automobile and Boat Storage Yards	A	A	A
Automobile and Trailer Sales	A	S	S
Bakery, Retail	A		
Bakery, Wholesale	A	A	A
Bar	A		
Barber/Beauty Shop	A		
Batch Plant			S
Batch Plant, Temporary	T	T	T
Billiard Parlor	A		
Boarding House	A		
Bottling Works	A	A	A
Business Event Center	A		
Car Wash	A		
Carnival or Circus	T		
Cement Manufacturing			S
Child Care Center	A		
Christmas Tree Sales	T		
Club	A		
CMRS Facility, Freestanding	S	S	S
CMRS Facility, Small Cell	A	A	A
CMRS Facility, Stealth	A	A	A
Commercial or Retail as Part of Overall Shopping Center	A		
Community Building	A		
Composting Facility			S
Construction Equipment Storage and Field Offices, Temporary	T	T	T
Contractor's Equipment Yard	S	S	A
Convenience Store	A		
Copy Shop	A		
Dry Cleaning Plant		A	A
Educational Institution, Private	S		
Educational Institution, Public	A	A	A
Electronic, Electrical, Communication Equipment Manufacturing		A	A
Emergency Facility, Private	A	A	A
Emergency Facility, Public	A	A	A
Energy Generation Facilities less than 50 MW			S
Explosives Manufacturing			S
Fertilizer Manufacturing			S
Financial Institution	A		
Firewood Sales	A		A
Fireworks Sales	T		
Flea Market	S	S	S
Food Processing	A	A	A
Freight Terminal	S	A	A

Use Type	CS	I-2	I-3
Fuel Sales and Storage		S	S
Funeral Home	A		
Garbage Service Facility	A	A	A
Gas Station	A		
Glue Manufacturing			S
Hazardous Material Storage		S	S
Hazardous Waste Disposal Facility			S
Health Club	A	S	
Heavy Equipment Rental, Sales or Storage	S	S	A
Home Improvement Center	A	A	A
Hospital	S		
Hospital, Convalescent	S		
Hospital, Veterinary	S		
Hotel	A		
Human Service Shelter	A		
Inert Material Disposal Site	S	S	S
Inert Material Disposal Site-Minor	A	A	A
Infectious Waste Transfer Station		S	S
Institution, Philanthropic	A		
Kennel, Major	A	A	
Kennel, Minor	A	A	
Laboratory	S	A	A
Laundromat	A		
Library	A		
Light Industry	S	A	A
Light Manufacturing	S	A	A
Liquor Store	A		
Livestock Feed Yard			S
Livestock Sales Yard			S
Lumber Yard	S	A	A
Marijuana Land Use, Medical	A		
Meat Processing, Custom	A	A	A
Medical Clinic	A		
Metal Processing Plant			S
Mineral and Natural Resource Extraction Operations,	S	S	S
Mineral Processing Plant			S
Mining, Construction-Related	T	T	T
Mini-Warehouse	A	A	A
Mixed-Use Residential Units	S		
Museum	A		
Night Club	S		
Nursery, Retail	A		
Nursery, Wholesale	A	A	A
Office, General	A	S	
Off-Premise Sign	S		S
Outside Storage		S	A

Use Type	CS	I-2	I-3
Over the Air Reception Devices	A	A	A
Parking Garage	A		
Parking Lot	A		
Peddler Sales	T		
Petroleum Refining			S
Plaster Manufacturing			S
Prison, Private	S	S	S
Proprietary School	A	S	
Public Building, Way or Space	A	A	A
Public Park and Open Space	A	A	A
Publishing Companies	S	A	A
Race Track			S
Recreational Vehicle and Boat Storage	A	A	A
Recycling Facility			A
Rehabilitation Facility	A		
Religious Institution	A		
Rendering Plant			S
Rental Services	A	S	S
Repair Shop	A		
Restaurant	A		
Retail Sales, General	A	S	S
Salvage Yard			S
Sawmill			A
Seasonal Produce Sales	T		
Sexually-Oriented Business	A		
Shopping Center	A		
Slaughterhouse			S
Smelter			S
Solar Farm			S
Solid Waste Disposal Site and Facility			S
Store	A	S	S
Studio	A		
Tannery			S
Theater	A		
Theater, Outdoor	S		
Tower, Commercial (non CMRS)	S	S	S
Trash Transfer Facility			S
Truck and Recreational Vehicle Repair Garage	A	S	A
Truck Stop	S		S
Vehicle Repair Garage, Commercial	A	S	S
Warehouse	A	A	A
Warehouse, Flammable Material			S
Waste Tire Recycling			S
Wholesale Business	A	A	A
Wind/Meteorological Measuring Facilities			S
Wood Sales (Firewood)	S		
Yard Sales	T	T	T

Traffic

- A Master Traffic Impact Study (TIS) was prepared for the three rezone requests
- The TIS analyzed the likely traffic generation on the site based on a combination of generic industrial park, business park, and retail uses
- 3 potential points of access (two off Curtis Road and one of Falcon Highway) were assumed, consistent with the approved PUD ZCP. Southernmost access on Curtis Road to be right-in/right-out only
- Additional site-specific Traffic Impact Studies will be required at later stages of development, including with individual site development plans for specific uses, including any Special Uses
- The TIS identifies the following potential phased road improvements:
 - Falcon Highway/Curtis Road improved to an all-way stop-sign controlled intersection when warranted
 - Judge Orr Rd/Curtis Road improved to an all-way stop-sign controlled intersection when warranted
 - ROW dedication and widening of Curtis Road to a 2-lane principal arterial
 - ROW dedication and widening of Falcon Highway to a 2-lane rural minor arterial
 - Auxiliary turn lanes at site access points

Water/Wastewater

- Initial phases of development will be served by on-site ground water wells and on-site wastewater treatment systems (septic systems)
- Water rights have been adjudicated within the Denver, Arapahoe, and Laramie-Fox Hills aquifers
- Full build-out will likely require extension of centralized water and wastewater services
- A Colorado Revised Statutes Title 32 Special District is being concurrently proposed and is anticipated to fund the extension of the centralized systems

Summary

- The proposed I-3, I-2 and CS rezones are consistent with the current PUD zoning and previously approved ZCP
- The rezone to allow for heavy and light industrial uses is consistent with the primary uses anticipated within an Employment Center Placetype
- The proposed complementary CS rezone is consistent with the supporting uses in the Employment Center Placetype
- The proposed uses will help to support the important economic role of Meadow Lake Airport in the County.
- Some uses have been excluded from the proposed rezones to support compatibility
- Certain remaining uses would still require the additional step of a Special Use approval

