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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 25, 2019

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Meadowlake Ranch Sketch Plan, Review #2 (SKP-18-004)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the development application for the Meadowlake Ranch Sketch Plan, Review #2, and has no additional comments at this time. Please refer to the original review comments below, as endorsed by the Park Advisory Board on October 12, 2018:

"Request by N.E.S., Inc on behalf of Mr. Dan Ferguson for approval of the Meadowlake Ranch Sketch Plan. The 307.3 acre property is currently zoned A-35 and is located between Eastonville Road and East Highway 24, northwest of the intersection of Judge Orr Road. The property is located within the bounds of the Falcon/Peyton Small Area Plan, and includes proposed areas of urban residential, rural residential, commercial, and light industrial land uses.

The 2013 El Paso County Parks Master Plan shows one existing and two proposed regional trail connections, as well as two proposed bicycle routes impacted by the project. The existing Rock Island Regional Trail is located immediately adjacent the southeast property boundary, running southwest-northeast along the northern side of East Highway 24. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road. The Eastonville Regional Trail provides connectivity to the Meridian Ranch development, as well as Falcon Regional Park, located approximately 1.25 miles to the north. The proposed Judge Orr Secondary Regional Trail traverses east/west along the southern property boundary and will provide connectivity to Meridian Ranch to the west. Furthermore, the proposed Curtis Road and Judge Orr Road Bicycle Routes run east/west adjacent to the northern and southern property boundaries, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options will be developed within the right-of-ways in the future.

The Meadowlake Ranch Sketch Plan currently shows 24.4 acres of open space, dedicated primarily to the protection of an existing drainage and wetlands area. This constitutes approximately 8% of the total project area of 307.3 acres. At this time, no other open space areas, parks, or trails are depicted in the Sketch Plan, nor is there mention of them in the Letter of Intent. Dependent on the final zoning classification, Meadowlake Ranch may or may not be obligated to conform to the El Paso County Land Development Code 10% open space requirement.

Staff recommends that the developers, through forthcoming preliminary plans and final plats, designate and provide to El Paso County 25-foot trail easements along Eastonville Road, as well as along Judge Orr Road for the purpose of construction and maintenance of the Eastonville Primary Regional Trail and the Judge Orr Secondary

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Regional Trail, respectively. Staff also encourages the developers to consider the addition of open spaces, neighborhood, and community parks, so as to provide recreational opportunities for residents and visitors of Meadowlake Ranch. Furthermore, staff encourages the developers to construct internal trail systems that link residents not only to these possible neighborhood and community parks, but also to the County's surrounding regional trail system.

Recommended Motion (Sketch Plan):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Meadowlake Ranch Sketch Plan includes the following conditions: (1) the developer is encouraged to explore urban park options in the form of additional open space areas, trails, community parks, neighborhood pocket parks or other recreational opportunities; (2) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for public access, as well as construction and maintenance by El Paso County of the Eastonville Primary Regional Trail; (3) designate and provide to El Paso County a 25-foot trail easement along the north side of Judge Orr Road, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Secondary Regional Trail; (4) the easements shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s); (5) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.

Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

Meadowlake Ranch Sketch Plan Review



Parks By Other



Public Schools



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Secondary Regional Trail, Proposed



Major Roads



State Highways



Streets & Roads



Meadowlake Ranch



Parcels



Streams



Candidate Open Space Land



Incorporated Areas

0.5

0.25

0

Miles

