

EL PASO COUNTY COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 2, 2019



This letter is to inform you of the following petition which has been submitted to El Paso County:

SKP-18-004

PARSONS

SKETCH PLAN
MEADOWLAKE RANCH

A request by Daniel Ferguson for approval of a sketch plan for 307 acres zoned A-35 (Agricultural). The property is located at the northwest corner of the Judge Orr Road and Highway 24 intersection. (Parcel No. 42000-00-264) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

For Against No Opinion
Comments: I HAVE SENT TWO COMMENT LETTERS OVER THE PAST FEW MONTHS AND ATTACHED THEM TO BE INCLUDED HERE BY REFERENCE.

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on June 4, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
The item will also be heard by the El Paso County Board of County Commissioners on June 25, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
The online submittal portal can be found at: www.epcdevplanreview.com
The Staff Report for this Agenda item can be found at: https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2019-hearings/

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,
Kari Parsons
Kari Parsons
Planner II

Your Name: MARK BELLES (printed)
Address: 13610 BANDANERO DRIVE
Property Location: ADJACENT TO NORTH
Phone: 972-743-3120



Mark Belles  
13610 Bandanero Drive  
Peyton, Colorado 80831

Kari Parsons  
Project Manager  
Planning and Community Development  
Planning Division, El Paso County  
2880 International Circle, Suite 110  
Colorado Springs, Colorado 80910

December 10<sup>th</sup>, 2018

Reference: Meadowlake Ranch Sketch Plan, Project File No. SKP184

Dear Ms. Parsons,

I have read the Letter of Intent for the Meadowlake Ranch Sketch Plan, Project File No. SKP184 and wish to bring the following omission in the discussion of the compliance with the project with the Falcon/Peyton Small Area Master Plan. Please see the following attachment.

I urge you to consider this aspect of the stated Goals of the Falcon/Peyton Small Area Master Plan in the analysis of this project.

Please file a copy of this letter in the El Paso County Development Application Review website for this project.



Mark Belles

## Attachment A

### Meadowlake Ranch

#### Consistency Analysis with the Falcon/Peyton Small Area Master Plan [FPSAMP] (August 2008)

- Planning Area Description
  - Natural Systems and Resource Development
    - Visual Resources [FPSAMP, paragraph 2.6.8]

Visual resources include natural, sculpted, and cultural landscapes. Certain visually significant features possess high enough aesthetic values to be treated in much the same way as protected natural resources. The compatibility of these kinds of visual resources with future development is a critical consideration in the master planning process.

Indeed, a "rural character" is often cited as a primary attractant to those who choose to call the Falcon and Peyton Area home. Myriad elements intermingle to result in this rural identity, and visual factors are among the most important. The wide-open plains that stretch through Falcon and Peyton bestow a visual distinctiveness to the Planning Area in comparison to other nearby population centers. The way in which the plains frame views of the Front Range to the west is especially notable. Aside from providing utility to the area in the form of ranching and equestrian activities, expansive tracts of open land provide vistas that are prized community assets, worthy of respect in the face of future development scenarios.

Standing in contrast to the plains of Falcon and Peyton are a few of the buttes of Palmer Divide's tapering, southernmost extent, which terminates about three [sic] miles south of the northern County line. Rattlesnake Butte, a 7,400-foot formation found in Homestead Ranch Regional Park, from which the Front Range as well as the Sangre de Cristo Mountains are viewable, is another type of visual resource in the Planning Area. The surrounding landscape in this northwest section of the Planning Area, featuring Ponderosa Pine and sandstone bluffs, is also distinct from the meadows and grasslands typical of the remaining areas.

Land development can have especially pronounced impacts on the visual character of plains and grasslands landscapes. Due to insubstantial topographical variation, buildings can disrupt sightlines for great distances in settings like that of the Planning Area. This is exacerbated by the lack of vegetation available to screen development. **As a result, the visual benefits of clustering development and limiting sprawl can be especially significant in Falcon and Peyton.** [My emphasis].

## Attachment A

- Goals and Objectives
  - Miscellaneous [FPSAMP, paragraph 3.9]
    - Preserve the visual resources that are unique or are considered part of the identity of the planning area.
- Specific application to this FPSAMP Goal and Objective as it relates to the Meadowlake Ranch development is how the development preserves the signature visual resource of all of El Paso County – The viewshed of Pikes Peak.

Within the proposed Meadowlake Ranch Urban Residential Area (near the easterly boundary) a ridgeline establishes the natural viewshed. Breaking that ridgeline will impact the viewshed and fail to meet the FPSAMP goal to “Preserve the visual resources that are unique or are considered part of the identity of the planning area”.

Potential mitigation strategies to preserve the viewshed are as follows;

- Place open space along the ridgeline.
- Align an internal road or rear property line with appropriate set-backs.

The residents whose viewshed may be impacted by this development urge El Paso County to comply with the stated Goals of the El Paso County Falcon/Peyton Small Area Master Plan.

Mark Belles  
Gaye Belles  
13610 Bandanero Drive  
Peyton, Colorado 80831

Kari Parsons  
Project Manager  
Planning and Community Development  
Planning Division, El Paso County  
2880 International Circle, Suite 110  
Colorado Springs, Colorado 80910

February 2<sup>nd</sup>, 2019

Reference: Meadowlake Ranch Sketch Plan, Project File No. SKP184

Dear Ms. Parsons,

We have reviewed the revised Letter of Intent posted on January 7<sup>th</sup>, 2019 and the revised Sketch Plan posted on January 14<sup>th</sup>, 2019 at the El Paso County Development Application Review website for this project.

The revised sketch plan expands the proposed Industrial use area in a northerly direction as compared to the previous sketch plan. See Attachments A and B. The sketch plan is drawn to scale and indicates that the boundary of the Industrial use area will be less than 600 feet from properties on the north side of Bandanero Drive. We own and live at one of those properties.

The Revised Letter of Intent asserts that the development will comply with the El Paso County Policy Plan, paragraph 6.1.3 by virtue of being "... similar in terms of land use and density to adjacent Woodmen Hills and Four Way Ranch". Paragraph 6.1.3 states,

*Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

We contend that the quantity of Industrial use area (58 acres or 19% of the development) and the close proximity of proposed Industrial use area to Residential use area not only fails to comply with this plan goal, but actually violates the goal. Contrary to the statement in the Letter of Intent, there are no nearby Industrial uses in either the Woodman Hills or 4-Way Ranch Metropolitan Districts No. 1.

The Revised Letter of Intent asserts that the development will comply with the Falcon/Peyton Small Area Plan, paragraph 4.5.2.1 which states,

*Incorporate areas for mixed non-residential uses within planned urban developments, and specifically set aside areas for future non-retail employment uses as a part of the Sketch Plan process for larger urban developments.*

We contend that the close proximity of proposed Industrial use area to Residential use area not only fails to comply with this plan goal, but actually violates the goal. It is not the objective of paragraph 4.5.2.1 to encourage close proximity of Industrial and Residential uses. Mixed non-residential use is normally understood to exclude Industrial use.

While not mentioned in the Letter of Intent, we argue that the Sketch Plan depicting the close proximity of Industrial use to Residential use also violates the following paragraphs of the El Paso County Policy Plan,

- Paragraph 6.1.8 - Encourage incorporating buffers or transitions between areas of varying use or density where possible.
- Paragraph 6.1.9 - Viable residential properties should be reasonably protected from the adverse impacts of major roadways and other potentially incompatible land uses.
- Paragraph 6.2.8 - Clearly defined boundaries should be established for large institutional, industrial, and commercial areas and used in order to protect the integrity of established and developing neighborhoods.

Further, while not mentioned in the Letter of Intent, we argue that the Sketch Plan depicting the close proximity of Industrial use to Residential use also violates the following paragraph of the Falcon/Peyton Small Area Plan,

- Paragraph 4.5.1.6 - Avoid hard-line boundaries between designated areas for particular uses and densities unless there are sub-area characteristics that support these boundaries.

We understand that these revisions are in response to comments from Federal Aviation Administration as the project relates to Meadow Lake Airport. Our view is that the concerns of local residents should take precedence over those of the Airport as we are in closer proximity to the project and the impacts of Industrial use will be much larger on us that residential use impacts will be on the Airport.

We object to the extension of the Industrial use are to the north.

Please note that our comments submitted on December 10<sup>th</sup>, 2018 regarding the viewshed issues still apply.

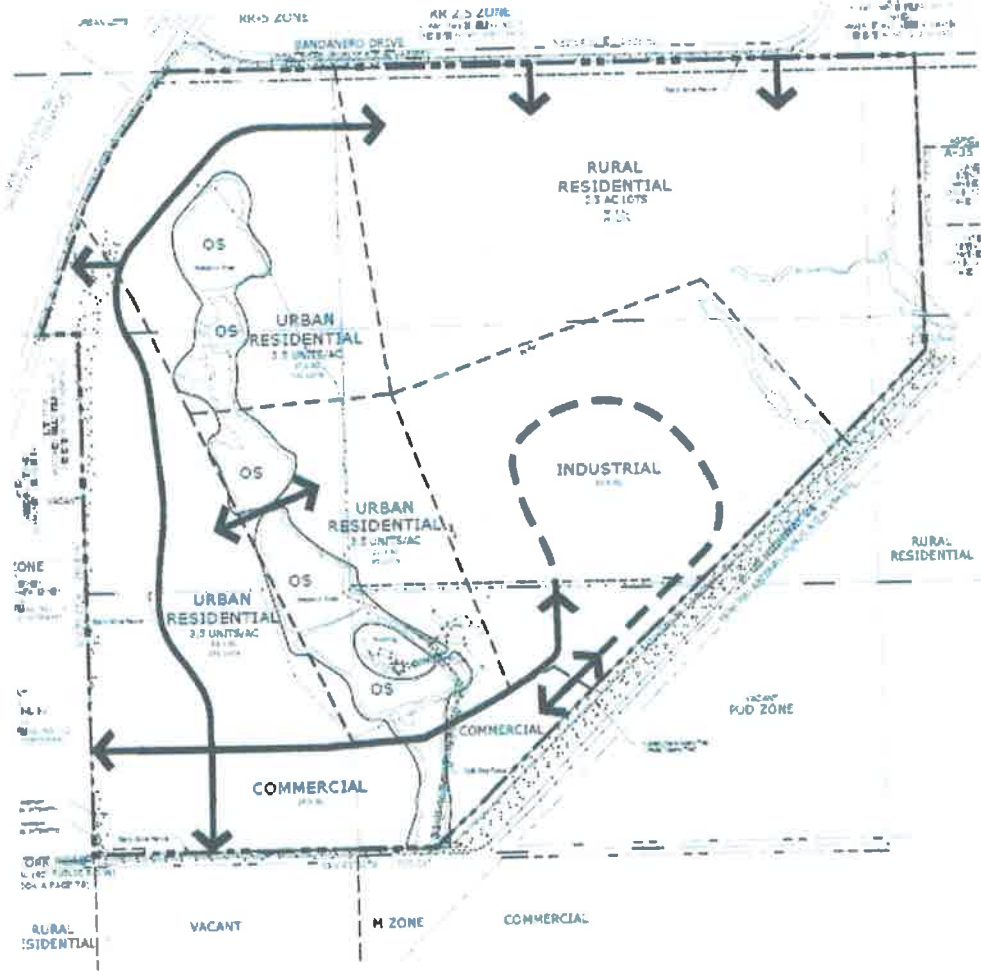
Please file a copy of this letter in the El Paso County Development Application Review website for this project.

  
Mark Belles

  
Gaye Belles

# Attachment A

## Previous Proposed Sketch Plan



# Attachment B

## Currently Proposed Sketch Plan

