

# Meadowlake Ranch Sketch Plan

## Letter of Intent

August 2018

**Owner /Developer:** Dan Ferguson

12302 Judge Orr Road

Peyton, CO

**Planner:** N.E.S. Inc.

619 North Cascade, Suite 200

Colorado Springs, CO 80903

(719) 471-0073

**Engineer:** Terra Nova Engineering Inc.

721 S. 23<sup>rd</sup> Street

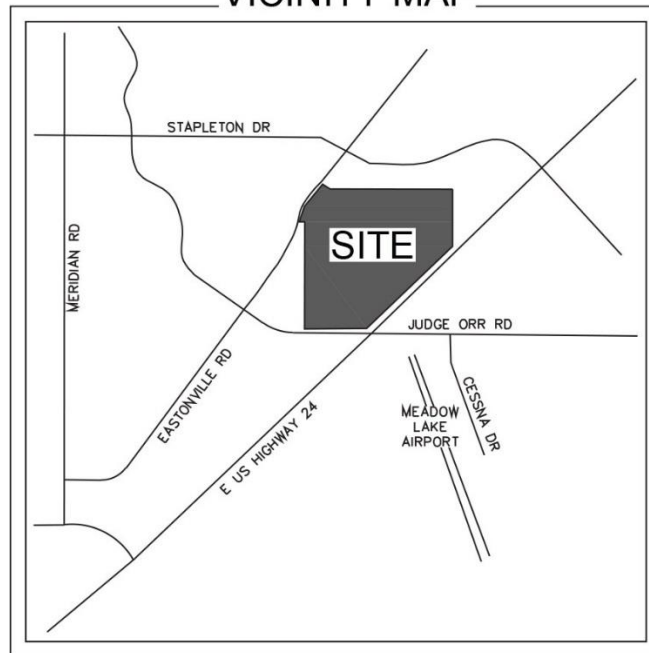
Colorado Springs, CO 80904

719-635-6422

**SITE LOCATION:** The Meadowlake Ranch property is located at the northwest corner of State Highway 24 and Judge Orr Road. Bandanero Drive borders the north boundary, and Eastonville Road borders a portion of the western boundary. The Meadowlake Ranch consists primarily of prairie grassland, bisected by a wetland area. Adjacent land uses include commercial/industrial to the southeast; rural residential to the north and north east; urban residential to the west; and vacant land owned by the applicant to the south. The County Rock Island Trail borders the eastern property line. The Ferguson home is in the south central portion of the property, accessed from Judge Orr Road.

Airport is a significant adjacent use and should be identified.

## VICINITY MAP



**THE PLAN:** Proposed access to the Meadowlake Ranch will be from Judge Orr Road a minor arterial; from Eastonville Road also a minor arterial; and from Bandanero Drive a local road. Access to State Highway 24 is restricted and not available. Access spacing restrictions on the minor arterials – ¼ mile – dictate the internal circulation system. An internal street is planned to connect Judge Orr to Eastonville in a north/south direction. Two east/west internal roads will need to cross the wetlands to provide adequate circulation.

Annexation to the District shall be sought .....

THE primary site influences that affect the proposed land use are the Meadow Lake Airport, and the wetlands within the property. Both run generally north south through the property. Low intensity industrial land use is proposed beneath the airport runway flight path. Adjacent wetlands to the west will frame urban residential land use to be served by the Woodmen hills Metropolitan District. Commercial land use is proposed at the intersection of Judge Orr and Highway 24 fronting the length of Judge Orr Road. Rural residential land use is proposed in the north eastern quarter of the property with access to Bandanero Drive. This land use will be served by well and septic systems.

delete new

The ponds within the wetlands are manmade features of the site. All the water is spring fed from the top pond, with the spring being adjacent to the old Railroad Right of Way along Eastonville Road. The railroad was probably located where it was to take advantage of the existence of the spring, and then the spring was improved and piped down into the series of ponds (dug by horse drawn equipment around 1912). This series of ponds terminates in Drake Lake (the new county park to the south), and they are all variously piped or French-drained one into the other. Ponds 2 and 3 are French-drained, not pipe connected, so that's why they can

identify or label pods on sketch plan so we can xref

this looks odd- fonts?  
This section reads  
odd.

Haegler

be seasonal during dry years. Otherwise, it's all about a 2.5 inch pipe system that feeds the wetland which exists in an odd place along the ridge between the Bennet and Haegler basins. The wetland should be in the bottom of a basin, not along the high ground between basins, but that's the artifact of them being totally manmade.

Buffers will be provided between non-residential and residential uses. The details of buffers, which may include **perms**, walls, fencing and/or setbacks will be defined with the Preliminary Plan and Zoning of the parcels shown on the Sketch Plan.

#### JUSTIFICATION:

##### Conformance with the El Paso County Policy Plan

The Meadowlake Ranch conforms to the following goals and Policies of the El Paso County Policy Plan.

PURPOSE AND INTENT. Holistic Application.

The applicable policies in this document should be considered and applied comprehensively rather than singularly. Most development proposals will naturally be consistent with some policies while inconsistent with others. The appropriate approach is to evaluate all of the relevant policies and then make a land use decision with respect to overall consistency based on a preponderance of policies within this Policy Plan.

**Policy 2.1.10** Encourage preservation of open space in subdivisions *Open space has been shown on this plan.*

**Policy 2.1.11** Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities *Wetland and pond areas have been shown as open space on the plan.*

**Policy 2.3.1** Preserve significant natural landscapes and features. *This Sketch Plan has identifies and preserves ~~the natural features of this site.~~*

some of/most of (?)

**Goal 6.3** Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion. *Urban services will be available to serve the urban land use portion of this project.*

**Policy 6.3.2** Rely on the Small Area Planning process to define the subarea specific boundaries for urban density development. *This Sketch Plan reflects the Falcon/Peyton Small Area Plan, which recommends urban development for this property.*

If you are highlighting a policy(s) please address -details how this application is meeting it or delete the policy; another way is to group the policies together instead of saying see below (where below?)

Please be a bit more detailed 25' between residential and commercial? 100' between industrial and residential? Look at the setbacks for industrial and commercial including the footnotes in the setback tables for a baseline.

**Policy 6.1.6** Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. **Urban services will be available to serve the urban land use portion of this project.**

**Policy 6.1.11** Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. **The land plan promotes this policy.** its not a continuation- it may be similar in terms of density and land use

**Policy 6.1.3** Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. **This proposed development is a continuation of adjacent Woodmen Hills and Four Way Ranch.**

**Policy 6.1.14** Support development which complements the unique environmental conditions and established land use character of each sub-area of the County. **See conformance with the Falcon/Peyton Small Area Plan discussed below.**

**Policy 8.3.3** Address protection of natural features beginning with eth initial stages of development review process. **This Sketch Plan has identifies natural features of this site?** and are you preserving them? road crossings?

**Policy 9.2.3** Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. **The Sketch Plan proposes access in conformance with County policies.** How?

**Policy 9.4.5** Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements. **This project will pay its fair share of transportation costs through the Countywide Transportation Fee Program.**

**Policy 11.1.14** Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site. **This property has off-site flow passing through it. The intent is to provide improvements for this off-site flow as needed to prevent erosion and mitigate sediment transfer through the property. All on-site developed flow will be treated prior to release by either routing the flow across a landscaped area or directly conveying the flow to a proposed detention/SWQ facility. The post-development flow exiting the property will not be significantly altered from the pre-development flow.**

**Policy 11.3.1** Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. **Onsite drainage channels will be preserved, if possible. Where modifications are necessary, grass lined channels are proposed.**

Address  
full-spectrum  
detention.

improvements associated with this development are to be constructed by this developer.

most properties have drainage passing through- this does not read well

;however, road improvements will require sediment control BMPs at a minimum.

**Policy 11.3.3** Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. *All on-site developed flow will be treated prior to release by either routing the flow across a landscaped area or directly conveying the flow to a proposed detention/SWQ facility. Per ECM 1.7.1.B, all proposed lots 2.5 acres or larger do not require WQCV per ECM 1.7.1.B.*

**Policy 11.3.4** Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality. *See response to 11.3.3 above.*

**Policy 11.3.5** Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. *The Sketch Plan shows wetlands in open space land use.*

don't you propose to build two bridges or roads across?

**Policy 11.3.6** Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development. *See response to 11.1.14 above.*

**Policy 11.4.8** Encourage “prudent line” approaches which adequately set structures back from floodplain boundaries, especially in areas which may be prone to bank erosion. *See response to 11.1.14 above.*

**Policy 12.1.3** Approve new urban and rural residential development only if structural fire protection is available. *Fire protection is available from the Falcon Fire Protection District.*

**Policy 15.3.3** Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development. *This project will be required to participate in the El Paso County Road Impact Fee Program. The decision to join one of the two fee program PID districts or to exercise the opt-out (of the PID) option will be provided at the Final Plat stage. The fee required up-front with each subdivision will be payable at the time of building permit.*

#### **Conformance with the Falcon/Peyton Small Area Plan**

The Meadowlake Ranch is within the Falcon/Peyton Small area Plan. As shown of Figure 4-5 of the Plan, this property is shown as appropriate for urban development. It is located at Potential Node and Corridor of Activity, defined as an “area where future development and infrastructure is expected to be concentrated in the future.” More specifically, the property is within the Meadow Lake Airport Area. The following policies of the Plan relate to this area:

- 4.4.3.1 Recognize the economic and safety importance of Meadow Lake Airport and encourage compatible land uses within and around this facility.
- 4.4.3.4 Recognize the meadow Lake Airport area as an appropriate location for non-residential uses including those industrial uses which are more compatible with Airport operations and surrounding residential uses.

Section 4.4.5 of the Falcon/Peyton Plan refers to the Highway 24 Corridor. The following policy recommendation applies to the Meadowlake Ranch

- 4.4.5.2 Recognize the importance of Highway 24 as the primary transportation artery serving the existing and future needs of the area. Maintain options for stringent access control, adequate right-of-way preservation and adjacent uses which will compliment higher speed, high traffic expressway corridor.

Several of the General Policies of the Falcon/Peyton Small Area Plan also pertain to this stage of planning for the Meadowlake Ranch:

- 4.5.2.1 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.
- 4.5.5.7 More intense uses that would result in more traffic should be confined to high volume transportation routes designated on the MTCP.
- 4.5.8.1 Identify major stream corridors within the planning area with opportunities for integration as centerpieces for linear open space, park, recreation, trail and wildlife corridor uses in conjunction with surrounding development.
- 4.5.11.1 Integrate development with natural features and natural systems with special attention toward preserving floodplains and riparian corridors.

#### IMPACT REPORTS:

you identified policies but didnt summarize how your plan meets them?

- Wetlands. Wetland delineation by CORE Consultants is included in their Impact Report for the property. This data has been used to inform the land use plan.
- T&E Species. CORE Consultants evaluated the site for potential habitat for Threatened and Endangered species and found it highly unlikely that such species exist on site.
- A Visual Analysis was prepared by NES, Inc.
- A Noxious Weed Management Plan will be provided with the Preliminary Plan
- A Noise Study of Highway 24 impacts to residential land use will be prepared with the Preliminary Plan.
- A Traffic Impact Analysis by LSC accompanies this application
- A MDDP by Terra Nova accompanies this application

delete reports not submitted.

**TRAFFIC:** A Traffic Impact Analysis has been prepared by LSC Transportation Consultants, Inc. and is included in this submittal as a separate document.

**MINERAL DEPOSITS:** Entech Engineering, Inc. has evaluated the site for the presence of commercially viable mineral deposits and has found that such deposits are either absent or are not commercially viable.

go ahead and identify  
the types listed

## **JURISDICTIONAL IMPACTS**

### **Districts Serving the Property**

- Natural Gas – Colorado Springs Utilities. A Service letter is provided in the application
- Electricity – Mountain View Electric. Will Serve Letter included in application.
- Water – Woodmen Hills Metropolitan District. Will Serve Letter included in application.
- Wastewater – Woodman Hills Metropolitan District. Will Serve Letter included in application.
- Fire Protection – Falcon Protection District
- Schools – Falcon District #49
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District

it does not state they  
will serve it states that  
annexation is  
required.

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dsdparsons (26)

Airport is a significant adjacent use and should be identified.

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[illegible]

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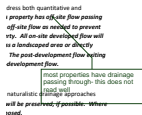
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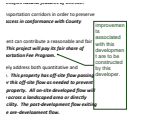
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most properties have drainage passing through-  
this does not read well



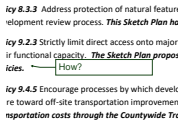
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improvements associated with this development  
are to be constructed by this developer.



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its not a continuation- it may be similar in terms of  
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How?



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1.14 Support development which compliments the  
unique environmental conditions  
and established land use character of each  
sub-area of the County. See conformance with the  
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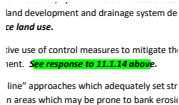
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-details how this application is meeting it or delete  
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don't you propose to build two bridges or roads  
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see response to 11.1.14 above

[illegible]

ee response to 11.3.3 above.

[illegible]

ee response to  
11.1.14 above.

[illegible]

and are you preserving them? road crossings?

- Wetlands: Wetland delineation by CORE Consultants is included in their I for the property. This data has been used to inform the land use plan.
- T&E Species: CORE Consultants evaluated the site for potential habitat to and Endangered species and found it highly unlikely that such species exist.
- A Visual Analysis was prepared by NES, Inc.
- A Nonpoint Wood Management Plan will be provided with the Preliminary
- A Noise Study of Highway 24 impacts to residential land use will be prep Preliminary Plan.
- A Traffic Impact Analysis by LSC
- A MDGP by Terra Nova accompanies this application.

you identified policies but didnt summarize how your plan meets them?

it does not state they will serve it states that annexation is required.

delete reports not submitted.

Intech Engineering, Inc. has evaluated the site for mineral deposits and has found that such deposits are not present. **go ahead and identify the types listed**

it does not state they will serve it states that annexation is required.

max units of residential? any multi-family?


go ahead and identify the types listed

max units of residential? any multi-family?


Haegler

system that feeds the  
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Haegler

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some of/most of (?)

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Address full-spectrum detention.

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;however, road improvements will require sediment control BMPs at a minimum.

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Steve Kuehster (2)

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