



## Meadowbrook Park

### PUD Development Plan, Preliminary Plan Minor Amendment Letter of Intent (12.02.24)

#### **APPLICANT-OWNER/CONSULTANT INFORMATION:**

##### **OWNERS**

MEADOWBROOK DEVELOPMENT, LLC  
90 S. CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

##### **PLANNING**

KIMLEY-HORN & ASSOCIATES  
2. NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903

##### **ENGINEERING**

MS CIVIL CONSULTANTS  
102 E. PIKES PEAK, 5TH FLOOR  
COLORADO SPRINGS, CO 80903

##### **SURVEYING**

CLARK LAND SURVEYING, INC  
177 S. TIFFANY DRIVE, UNIT 1  
PUEBLO WEST, CO 81007

## **Meadowbrook Park PUD Site Location, Size, & Zoning:**

**Parcel ID Nos.:** 5408000053, 5408008002, & 5408403001 (Pending updated number)

**Area/Acreage:** ±8.01 AC

**Existing Zoning:** PUD CAD-O

**Location:** The development limits are generally defined by US Highway 24 on the southern boundary, Meadowbrook Parkway on the western and northernmost boundaries, and the Claremont Business Park Filing 2(A) subdivision boundary on the easternmost edge.

## **Request & Justification**

This Meadowbrook Park PUDSP application includes the following requests:

- Amend the recorded Meadowbrook Park PUDSP to modify and update the notes to clarify setbacks:
  - Garage Setbacks from 20' to 18' in order to allow depth variety for housing placement and units.
  - Ground level patios and patio covering may extend into the rear lot setback up to 10' if the rear lot abuts common open space tracts.
  - An allowance of up to 0.8 feet of structural encroachment within Lot 21 side lot setback as adjacent to Tract C.
  - Modification to allow crawl spaces with a slab on grade foundation. No basements allowed.

All previous documentation and approved PUD standards are to remain the same as stated with the approved PUD File Number PUDSP208, dated 08.09.2021

## **Lot Dimensional Standards:**

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 2,085 SF**
- **Maximum Height: 40'**
- **Setbacks:**
  - **Front Yard: 10'**
  - **Side Yard: Alternating 1' and 5' per PUD lot Detail**
  - **Rear Yard: 10' (refer to setback conditions)**
  - **Secondary Front Yards (Corner Lots): plus 5'**

## **Public Services and Utilities Providers:**

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Cherokee Metropolitan District
- Natural Gas: Colorado Springs Utilities
- Electric Service: Mountain View Electric Association
- Fire Protection: Cimarron Hills Fire Protection District
- Public Schools: Colorado Springs District #11
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge

- Police Protection:
- Special District Services:

El Paso County Sheriff's Department  
Meadowbrook Crossing Metro District