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Colorado Springs City Councilman 1993-2001
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URBAN PLANNING || COMMUNITY DESIGN || LANDSCAPE ARCHITECTURE || ENTITLEMENT

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AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
AMERICAN PLANNING ASSOCIATION



June 28, 2021

Mr. Ryan Howser
Planning and Community Development Division El Paso County
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Meadow Lake Industrial Park (FILE Nos.: I201, CS201, and GA-0191)

Via email

Dear Ryan:

This is in reference to **Meadow Lake Industrial Park** (MLIP), files I2-01, CS-201, and GA-0191.

Attached to this email please find a copy of our May 7, 2021 letter to Kevin O'Neil in which we advised him that due to a conflict of interest with our Saddlehorn Ranch client, Guman would not be able to pursue rezoning from **I-2: Limited Industrial** to **I-3: Heavy Industrial** for *Meadow Lake Industrial Park* (MLIP).

In the same letter, **Saddlehorn Ranch Metropolitan District 1-3** also rescinded its *Will Serve* letter to offer domestic treated water to MLIP which was specifically for "commercial and light industrial" uses within a General Aviation Overlay zone district. The Metro District board's decision to provide this Will Serve letter was strictly to facilitate approval of "commercial services and light industrial" rezoning of MLIP and upon the District's capacity to provide adequate water for uses in these specific zone districts. However, the Saddlehorn Ranch Metro District 1-3 does not have the capacity to supply water for uses typically associated with I-3: Heavy Industrial zoning. As such, the District rescinded its Will Serve letter based on its anticipation of being unable to meet increased water demands for I-3 zoning.

With specific regard to the **GA-O (General Aviation – Overlay)** originally requested by Guman for MLIP, again this was specific to the CS and I-2 zone districts and not I-3. The GA-O request was negotiated between Meadow Lake Airport (MLA) and MLIP at the suggestion of the county to accommodate uses that were envisioned only for the CS and I-2 zone districts and not I-3. The county should anticipate being advised of this by MLA, as it considers uses within the I-3 zone district as incompatible with the GA-O.

Kind regards,

Bill Guman, PLA, ASLA, APA
President