

NOTICE OF PUBLIC HEARING(S) *Revised Copy Mailed 8/2/21*

This notice provides options to access to the Planning Commission and Board of County Commissioners' hearings on the following Quasi-Judicial land use matter. **The item is scheduled for the Thursday, August 5, 2021 Planning Commission beginning at 1:00 p.m. and the Tuesday, August 24, 2021 Board of County Commissioners' hearing beginning at 9:00 a.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.** *OK*

SKP-21-003

HOWSER

SKETCH PLAN AMENDMENT
MERIDIAN RANCH

A request by Meridian Ranch Investments, Inc., for approval of a sketch plan amendment of 197 acres to increase the maximum residential density from 4,500 to 5,000 dwelling units, to redesignate 152 acres from a maximum density of two (2) dwelling units per acre to four (4) dwelling units per acre, to redesignate 45 acres from a maximum density of three (3) dwelling units per acre to nine (9) dwelling units per acre, and to add a three (3)-acre neighborhood park. The request does not change any of the proposed uses within the sketch plan area. The three (3) parcels, totaling 196.44 acres, are zoned PUD (Planned Unit Development) and are located approximately one-quarter of a mile west of Eastonville Road and approximately one mile north of the Eastonville Road and Stapleton Drive intersection and within Section 20, Township 12 South, Range 64 West of the 6th P.M. (Parcel Nos. 42000-00-375, 42000-00-402, 42000-00-450). Commissioner District No. 2

Type of Hearing: Quasi-Judicial

Planner: Ryan Howser (RyanHowser@elpasoco.com)

El Paso County is committed to full access and transparency while the community works through the COVID-19 crisis. That also means balancing public safety and keeping essential parts of County government open for business. Here are the ways you can participate in quasi-judicial land-use items coming up before the Planning Commission and the Board of County Commissioners:

Watch the Live Hearings Remotely

If you are interested in watching the Planning Commission or Board of County Commissioners' hearing live, please go to <https://www.elpasoco.com/news-information-channel/> or visit El Paso County's Facebook page at <https://www.facebook.com/EIPasoCountyCO/> at the scheduled time of the hearing. Staff will be monitoring the County's Facebook Live feed, so please feel free to ask questions or provide any comments you might have; however, any testimony you wish to provide must be done by following the "Participate Remotely" procedures listed below.

Participate Remotely

Due to COVID-19, we are recommending that you participate in the hearing remotely. If you would like to provide testimony on an item being heard by the Planning Commission or the Board of County Commissioners, please email Elena Krebs at ElenaKrebs@elpasoco.com with your name and the best phone number to be reached at and include any documents you would like provided to the hearing body as part of the official record. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to Ms. Krebs no later than one day prior to each of the above listed hearings.**

A list of individuals wishing to testify will be provided to the Chair in advance of the meeting. When it's time for public testimony on the item you'd like to testify on, you will receive a phone call at the number you provided and will be brought into the meeting remotely so you can address the hearing body.

Arrive in person (the address is 200 S. Cascade Ave, Colorado Springs, CO 80903)

- In-person attendance at Planning Commission and Board of County Commissioner hearings is permitted, but it is highly discouraged.

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- Strict social/physical distancing must be maintained if you arrive to present or testify in person.
 - You must be separated by at least two chairs and one row of seating in the auditorium.
 - Please pay special attention to any communication you receive regarding the time your item will be heard.
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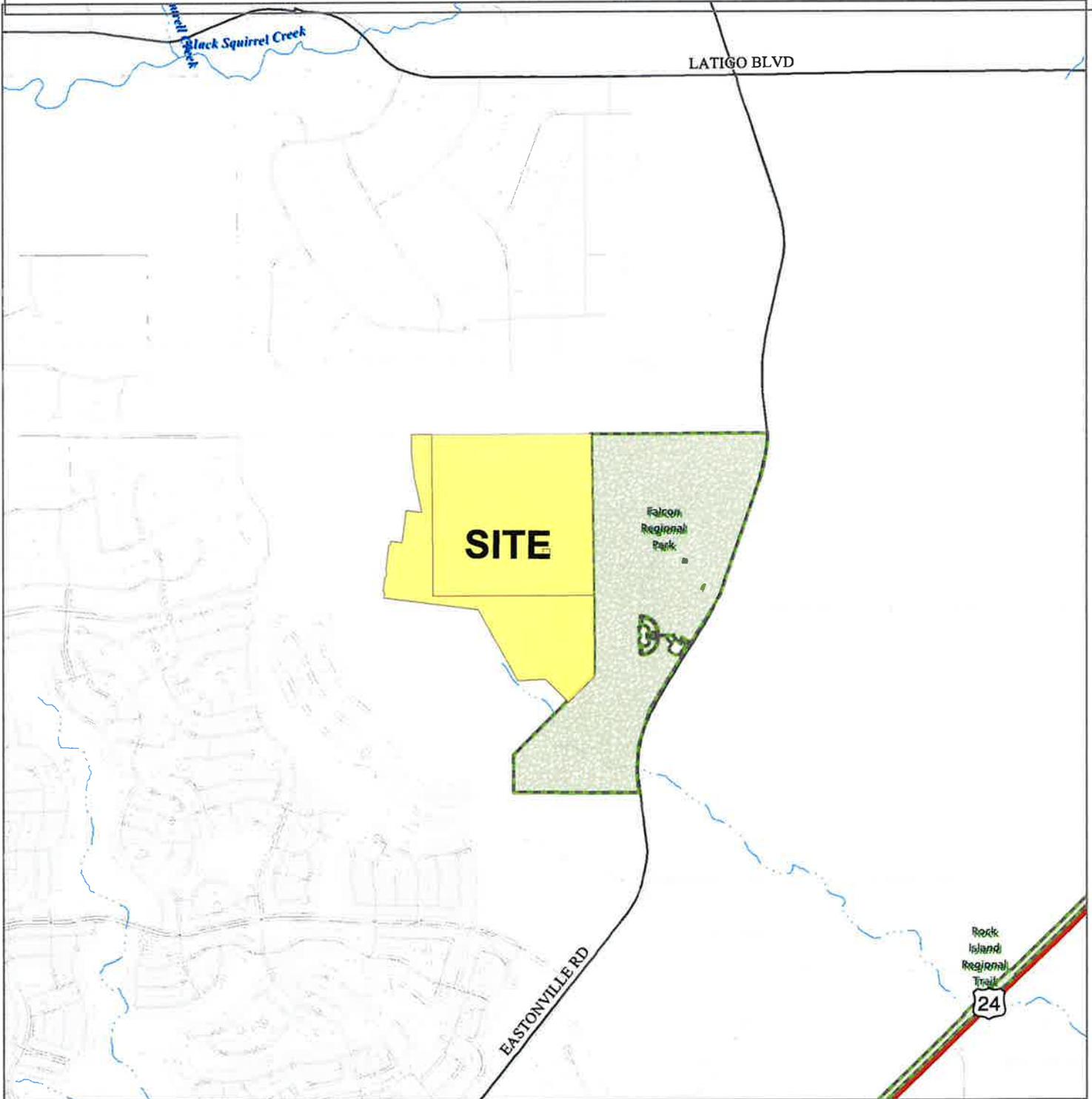
El Paso County Parcel Information

PARCEL	NAME
4200000450	MERIDIAN RANCH INVESTMENTS INC
4200000402	MERIDIAN RANCH INVESTMENTS INC
4200000375	MERIDIAN RANCH INVESTMENTS INC

File Name: SKP-21-003

Zone Map No. --

Date: July 19, 2021



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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