

SKETCH PLAN (RECOMMEND APPROVAL)

Commissioner Trowbridge moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. SKP-21-003
Meridian Ranch Sketch Plan Amendment

WHEREAS, Meridian Ranch Investments, Inc., did file an application with the El Paso County Planning and Community Development Department for the approval of a sketch plan amendment for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on 8/5/2021; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission.
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at that hearing.
4. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The proposed subdivision is in conformance with the requirements of the Land Development Code.
7. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.
8. The water supply is, or can be, sufficient to serve the subdivision in terms of quantity, dependability and quality as determined in conformance with the standards of the Land Development Code.
9. Services are or will be available to meet the needs of the subdivision including roads, police and fire protection, schools, recreation facilities, and utility service facilities.
10. The soil is suitable for the subdivision.
11. The geologic hazards do not prohibit the subdivision, or can be mitigated.
12. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§34-1-302(1), et seq.].
13. The design of the subdivision protects the natural resources or unique landforms.
14. The proposed methods for fire protection are adequate to serve the subdivision.
15. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.
16. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the application for a sketch plan approval for property in the unincorporated area of El Paso County as described in Exhibit A, be approved by the El Paso County Board of County Commissioners.

AND BE IT FURTHER RESOLVED that the Planning Commission recommends the following conditions and notations be placed upon this approval:

CONDITIONS

1. Development of the property within the amended sketch plan, including, but not limited to, zoning, preliminary plan, and final plats shall be in general or substantial conformance with the approved Meridian Ranch Sketch Plan Amendment (SKP-17-001). Amendments to the sketch plan may only be made subject to the limitations contained in the El Paso County Land Development Code (2021), as amended.

2. Future development applications shall include an analysis of the impact to schools in Falcon School District No. 49 and an evaluation of the previous satisfaction of school land dedication requirements compared to future density increases associated with PUD (Planned Unit Development), preliminary plan, and final plat applications for property within the approved sketch plan amendment area.

3. Future PUD (Planned Unit Development) map amendment (rezoning), preliminary plan, and final plat applications shall include an analysis of pedestrian amenities and roadway improvements for the benefit of schools located in the Meridian Ranch Sketch Plan. Potential improvements include, but are not necessarily limited to, crosswalk striping, pedestrian crossing signs, and/or signs identifying the location of nearby schools. All improvements are subject to approval by the County Engineer and permitting by the Department of Public Works.

NOTATIONS

1. Applicable park, school, transportation, drainage, and bridge fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.

2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and classifications of roadways will be subject to more detailed land use design and subdivision review.

AND BE IT FURTHER RESOLVED that this Resolution and recommendations be forwarded to the Board of County Commissioners of El Paso County for its consideration.

Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Lucia-Treese	aye
Commissioner Bailey	aye
Commissioner Fuller	aye
Commissioner Carlson	nay
Commissioner Brittain Jack	aye
Commissioner Trowbridge	aye
Commissioner Blea-Nunez	aye
Commissioner Risley	aye

The Resolution was adopted by a vote of 7 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: August 5, 2021



Brian Risley, Chair

EXHIBIT A

KNOW ALL MEN BY THESE PRESENTS:

THAT MERIDIAN RANCH INVESTMENTS, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 THENCE N89°25'43"W ALONG THE NORTH LINE OF SECTION 20 A DISTANCE OF 110.01 FEET TO THE NORTHWEST CORNER OF THE FALCON REGIONAL PARK RECORDED WITH RECEPTION NUMBER 214096227, EL PASO RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING:

1. THENCE S00°13'03"E ALONG THE WEST BOUNDARY OF THE FALCON REGIONAL PARK A DISTANCE OF 3522.00 FEET;
2. THENCE S45°14'56"W A DISTANCE OF 545.49 FEET;
3. THENCE N44°45'04"W A DISTANCE OF 478.58 FEET;
4. THENCE S86°45'47"W A DISTANCE OF 400.00 FEET;
5. THENCE N28°18'46"W A DISTANCE OF 1200.00 FEET;
6. THENCE N82°33'58"W A DISTANCE OF 1387.37 FEET;
7. THENCE N07°26'02"E A DISTANCE OF 80.00 FEET;
8. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET;
9. THENCE N07°26'02"E A DISTANCE OF 636.00 FEET;
10. THENCE N52°26'02"E A DISTANCE OF 31.11 FEET;
11. THENCE N07°26'02"E A DISTANCE OF 60.00 FEET;
12. THENCE S82°33'58"E A DISTANCE OF 168.00 FEET;
13. THENCE N07°26'02"E A DISTANCE OF 360.00 FEET;
14. THENCE N39°20'47"E A DISTANCE OF 336.14 FEET;
15. THENCE N11°41'55"W A DISTANCE OF 350.00 FEET;
16. THENCE N06°47'53"W A DISTANCE OF 290.00 FEET;
17. THENCE N00°34'17"E A DISTANCE OF 340.00 FEET;
18. THENCE S89°25'43"E A DISTANCE OF 2624.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 196.639 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).