Planning and Community Development Department

Craig Dossey, Executive Director

August 5, 2021

Meridian Ranch Investments, Inc.

P.O. Box 80036

San Diego, CA 92138-0036

N.E.S, Inc.

619 North Cascade Avenue, Suite 200

Colorado Springs, CO 80903

RE: Meridian Ranch Sketch Plan Amendment – Sketch Plan – (SKP-21-003)

This is to inform you that the above-reference request for approval of sketch plan amendment was heard and approved by the El Paso County Planning Commission on August 5, 2021, at which time a recommendation for approval was made that includes increasing 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 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, and 42000-00-450**

This recommendation for approval is subject to the following:

**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.

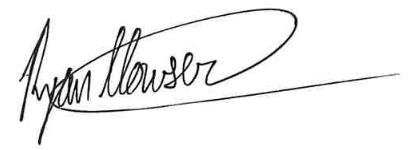
**NOTATIONS**

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.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Ryan Howser, Planner II

File No. SKP-21-003