

# EL PASO

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# COUNTY

STAN VANDERWERF  
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PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 26, 2018

GTL, Inc.  
3575 Kenyon Street, Suite 200  
San Diego, CA 92110

N.E.S., Inc.  
619 North Cascade Avenue  
Colorado Springs, Colorado 80903

*mailed 6/27/18*  
*COPY*

RE: Winding Walk at Meridian Ranch - (PUDSP-18-002)

This is to inform you that the above-reference request for approval of a map amendment (rezoning) of 139 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 405 single-family residential lots was heard and approved by the El Paso County Board of County Commissioners on June 26, 2018. The request also includes approval of the PUD development plan as a preliminary plan. The property is located at the northwest corner of the Eastonville Road and Stapleton Drive intersection. (Parcel Nos. 42000-00-413 and 42000-00-415)

This approval is subject to the following:

## CONDITIONS OF APPROVAL

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. The developer shall comply with all federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

#### **NOTATIONS.**

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
3. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
4. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

## **WAIVERS/MODIFICATIONS**

### **Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:**

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant requests the following modification of PUD standards of the LDC:

A PUD Modification of Section 2.5.2.C.4 of the ECM is requested with this application in relation to the requirement to provide midblock pedestrian crossings at specific locations.

Section 2.5.2.C.4 states:

“Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacing that minimize travel distances between access ramps. Private accesses may be used for these access points where the access is designed to meet access ramp requirements.”

Per the applicant's letter of intent, “there is no pedestrian destination in these areas that would necessitate a midblock crossing.” Throughout Meridian Ranch, open space has been set aside for the pedestrian trail and park system. Many of the pedestrian trails are owned and maintained by the Meridian Ranch Metropolitan District. Multiple tracts within the proposed development, totaling 31.73 acres, have been designated as open space tracts.

This represents the Planning and Community Development Department's understanding of the action taken by 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,

A handwritten signature in blue ink, appearing to be 'Nina', written over the word 'Sincerely,'.

Nina Ruiz, Project Manager/Planner II  
File No. PUDSP-18-002