

# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
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STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Board of County Commissioners  
Darryl Glenn, President**

**FROM: Nina Ruiz, Planner II  
Gilbert LaForce, PE Engineer II  
Craig Dossey, Executive Director**

**RE: Project File #: PUDSP-18-003  
Project Name: Stonebridge Filing No. 4 at Meridian Ranch  
Parcel Nos.: 42000-00-413 and 42000-00-415**

OWNER:	REPRESENTATIVE:
GTL, Inc. 3575 Kenyon Street, Suite 200 San Diego, CA 92110	N.E.S., Inc. 619 N Cascade Avenue Colorado Springs, CO 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	10/16/2018
Board of County Commissioners Hearing Date	11/13/2018

**EXECUTIVE SUMMARY**

A request by GTL, Inc., for approval of Stonebridge at Meridian Ranch Filing 4 PUD development plan to develop 209 single-family residential lots, rights-of-way, and open space and utility tracts within a 68 acre development area. In accordance with Section 4.2.6.E, PUD Development Plan May be Approved as a Preliminary Plan, of the El Paso County Land Development Code (2018), the applicant requests the PUD development plan be approved as a preliminary plan. The two parcels, totaling 68 acres, are zoned PUD (Planned Unit Development) and are located at the northwest corner of the Eastonville Road and Stapleton Drive intersection and are within Sections 29 and 30, Township 12 South, Range 64 West of the 6<sup>th</sup> P.M. The parcels are included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008).

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



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

## **A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION**

**Request:** Approval of a PUD development plan to develop 209 single-family residential lots, rights-of-way, and open space and utility tracts within a 68 acre development area. In accordance with Section 4.2.6.E, PUD Development Plan May be Approved as a Preliminary Plan, of the El Paso County Land Development Code (2018) the applicant requests the PUD development plan be approved as a preliminary plan.

### **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 of the ECM 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 15.375 acres, have been designated as open space tracts.

**Authorization to Sign:** PUD Development Plan and any other documents required to finalize the approval

**B. PLANNING COMMISSION SUMMARY**

**Request Heard:** As a Consent Item at the October 16, 2018 hearing.

**Recommendation:** Approval based on conditions, notations, and waiver.

**Waiver Recommendation:** Approval

**Vote:** 8 to 0

**Vote Rationale:** N/A

**Summary of Hearing:** Applicant was represented at the hearing.

**Legal Notice:** Advertised in Shopper's Press before October 24, 2018

**C. APPROVAL CRITERIA**

The Board of County Commissioners shall determine that that the request meets the criteria for approval outlined in Section 4.2.6 of the El Paso County Land Development Code (2018):

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2018) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in

accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code.
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

**D. LOCATION**

North: PUD (Planned Unit Development)	Residential
South: PUD (Planned Unit Development)	Vacant
East: PUD (Planned Unit Development)	Residential
West: PUD (Planned Unit Development)	Residential

**E. BACKGROUND**

The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners. An amended Sketch Plan was approved by the Board of County Commissioners on March 13, 2018, to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). Platting of the proposed Stonebridge Filing 4 at Meridian Ranch PUD/SP 209 lots would bring the total number of platted lots up to 3,377 within the Meridian Ranch sketch plan area.

**F. ANALYSIS**

**1. Land Development Code Analysis**

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2018).

**2. Zoning Compliance**

The Stonebridge Filing 4 at Meridian Ranch PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The Stonebridge Filing 4 at Meridian Ranch PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

**3. Policy Plan Analysis**

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

***Policy 6.1.3*** – *Encourage new development which is continuous and compatible with previously developed areas in terms of factors such as density, land use, and access.*

**Policy 6.1.4** – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

**Policy 6.1.11** - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The infrastructure needed to provide central services to the development are proposed to be extended from existing adjacent development within Meridian Ranch into the proposed subdivision. The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners. The Sketch Plan was amended by the Board of County Commissioners March 13, 2018 to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). Platting of the Stonebridge Filing 4 at Meridian Ranch PUD/SP would bring the total number of platted lots up to 3,377 within the Meridian Ranch sketch plan area. The proposed densities and land uses are consistent with the approved sketch plan and overall Meridian Ranch development.

#### **4. Small Area Plan Analysis**

The parcels are included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). The Plan identifies this area as existing and approved urban density with lot sizes less than 2.5 acres in size. Relevant policies are as follows:

**Policy 4.5.3.1** - Generally encourage a well-planned mix of housing types and densities in identifies urban development and infill areas, with efficient access to supporting uses, parks, schools, and open space.

**Policy 4.5.3.4** – Encourage the use of design standards that enable new development to fit the surrounding natural, historical, and built context.

**Policy 4.5.8.7** – Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping, and significant trail corridors.

The approved Meridian Ranch Sketch Plan established the mix of uses and interconnected roadway and trail system, as well as the provision of adequate school, park, and open space facilities. The Stonebridge Filing 4 at Meridian Ranch PUD is consistent with the Sketch Plan and it establishes design standards that are intended to help the development fit into the surrounding Meridian Ranch neighborhood. The PUD includes open space tracts that provide trail connections internal to the subdivision and to connect to the overall Meridian Ranch trail system.

## **5. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upload deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified during the review of the PUDSP application that would impede development.

### **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

### **3. Floodplain**

The development is not impacted by any designated floodplain as indicated by FEMA's Flood Insurance Rate Map Number 08041C0575 F and as amended by the Letter of Map Revision (LOMR) Case Number 14-08-1121P, which has an effective date of March 24, 2015.

### **4. Drainage and Erosion**

Portions of this development area are within the Bennett Ranch (CHWS1200), Haegler Ranch (CHMS0200), and Geick Ranch (CHMS0400) drainage basins. Both Bennett Ranch and Haegler Ranch are studied basins and their associated drainage and bridge fees are due at the time of plat recordation. The Geick Ranch drainage basin study has not been approved to date and there are no drainage or bridge fees at this time.

The site generally drains to the south. Stormwater runoff will be conveyed by public storm sewer systems and channels into one of the following three ponds which provide both water quality and flood control storage (all ponds are owned and maintained by the Woodmen Hills Metropolitan District): Bennett Regional Pond (existing) located in Bennett Ranch basin, Pond H (proposed) located within the

Haegler Ranch basin, and Pond E (existing) located within the Geick Ranch basin. Pond H is being constructed with the Winding Walk Filing No. 1 subdivision.

## **5. Transportation**

Access to the development is provided from Rainbow Bridge Drive which is being constructed with the Winding Walk Filing No. 1 subdivision. All streets are planned to be public roads and will be dedicated to the County.

The development is within the boundaries of the Woodmen Road Metropolitan District. New construction is subject to payment of traffic impact fees to the District as reimbursement for roadway improvements previously constructed by Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, Stonebridge Filing No. 4 at Meridian Ranch is not subject to participation in the El Paso County Road Impact Fee Program, but will instead trigger payment of fees to the Woodmen Road Metropolitan District.

Stapleton Road located south of the development is identified in the 2016 Major Transportation Corridors Plan Update (MTCP) as a 2040 Roadway Improvement Project to convert the road from a 2-lane principal arterial to a 4-lane principal arterial. This development does not trigger the need to upgrade Stapleton Road to a 4-lane principal arterial. No roadway improvements associated with this subdivision are reimbursable under the current MTCP.

## **H. SERVICES**

### **1. Water**

Sufficiency: NA

Quality: NA

Quantity: NA

Dependability: NA

The applicant has requested a finding of sufficiency for water quality, quantity, and dependability be deferred to the request for approval of the final plat.

### **2. Sanitation**

Wastewater is provided by Meridian Service Metropolitan District. The District has provided a report demonstrating adequate capacity to serve the additional 209 single-family residential lots.

### **3. Emergency Services**

The property is within Falcon Fire Protection District. The District responded with no objection.

### **4. Utilities**

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property.

### **5. Metropolitan Districts**

The property is within the Meridian Service and Woodmen Road Metropolitan Districts. The Meridian Service Metropolitan District provides water and wastewater service and maintains landscaping, open space, and drainage facilities within the District. The Woodmen Road Metropolitan District was established to finance roadway improvements in the area. Per Board of County Commissioners Resolution 13-41, properties within the Woodmen Road Metropolitan District are exempt from participation in the El Paso County Road Impact Fee Program.

### **6. Parks/Trails**

The open space dedication proposed with this PUDSP is approximately 15 acres, or 22 percent of the subdivision. The applicant submitted a request for a park lands agreement to address credits against the urban park fees for the development area. El Paso County Parks reviewed the agreement and the Park Lands Agreement was approved by the Board of County Commissioners (BoCC Resolution 18-299). Pursuant to the agreement, all park land, or fees in lieu of dedication have been satisfied and no urban park fees will be due at the time of recording.

The Board of County Commissioners approved a development and park lands agreement between El Paso County and the applicant for the applicant to convey approximately 215 acres of open space to the County for the Falcon Regional Park (Resolution 14-313). With that agreement the developer satisfied all regional park dedication requirements.

### **7. Schools**

The property is located within Falcon School District No. 49. Two school sites have been dedicated within the Meridian Ranch Development. Therefore, no fees will be required at the time of final plat recordation.

## **I. APPLICABLE RESOLUTIONS**

See Attached Resolution

## **J. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

## **K. CONDITIONS AND NOTATIONS**

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2018), staff recommends the following conditions and notations:

### **CONDITIONS**

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.
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. Developer shall comply with 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, and bridge fees 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. 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.

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified twenty-nine (29) adjoining property owners on September 26, 2018, for the Board of County Commissioners' hearing. Responses will be provided at the hearing if not available in the staff report.

## **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Development Plan / Preliminary Plan  
Adjacent Property Owner Response(s)  
Planning Commission Resolution  
Board of County Commissioners' Resolution

# El Paso County Parcel Information

File Name: SF-18-023/PUDSP-18-003

PARCEL	NAME
4229300002	GTL INC
4229300001	GTL INC

Zone Map No: --

ADDRESS	CITY	STATE
3575 KENYON ST SITE 200	SAN DIEGO	CA
3575 KENYON ST SITE 200	SAN DIEGO	CA

ZIP	ZIPLUS
92110	5350
92110	5350

Date: September 14, 2018



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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**MERIDIAN RANCH: THE ENCLAVE AT STONEBRIDGE**

**PUD DEVELOPMENT & PRELIMINARY PLAN**

**LETTER OF INTENT**

**JANUARY 2018, REVISED FEBRUARY 15, 2018**

**PROPERTY OWNER:**  
Meridian Ranch Investments Inc.  
PO BOX 80036,  
San Diego, CA 92138

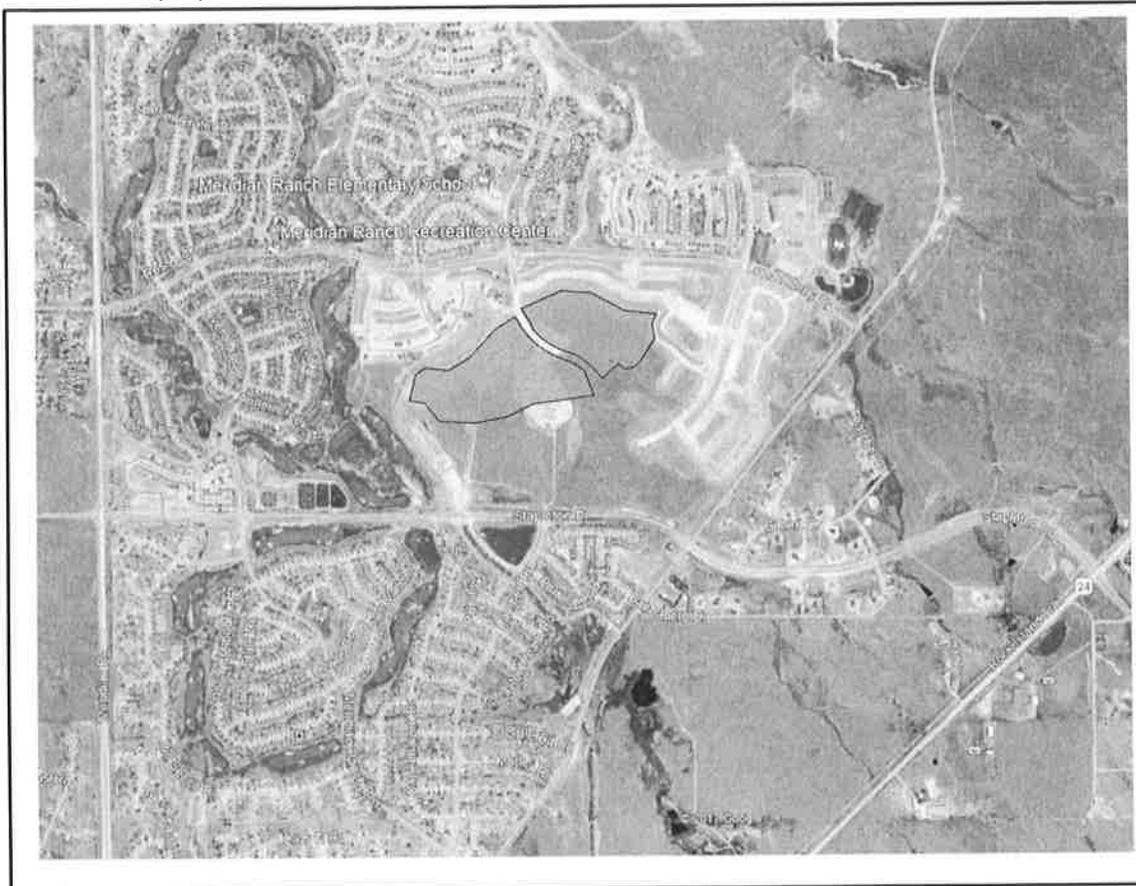
**DEVELOPER:**  
GTL Development, Inc.  
3575 Kenyon Street,  
San Diego, CA 92110

**CONSULTANT:**  
N.E.S. Inc.  
619 North Cascade Avenue,  
Colorado Springs, CO 80903

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**LOCATION**

The Enclave at Stonebridge is located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises of approximately 68 acres and is zoned PUD. To the west and east lies future residential development areas, to the north future Stonebridge Filing 3, and to the south is the proposed Winding Walk Filing 1 & 2 residential development.



## REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for The Enclave at Stonebridge, consisting of 209 single-family dwelling lots, landscaping, open space, and trails on approximately 68 acres.
2. A PUD Modification of ECM Section 2.5.2.C.4 in relation to the requirement to provide midblock pedestrian crossings.
3. Early District improvements at the time of plan approval by Staff, prior to going to Planning Commission.

## PROJECT JUSTIFICATION

### a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on November 10, 2015. Amongst other things, this amendment changed the land use designation of the area now comprising The Enclave at Stonebridge from MR-R6 (6 du/ac) to MR-R4 (maximum 4 du/ac).

The PUD Development/Preliminary Plan for The Enclave at Stonebridge comprises 209 lots on approximately 68 acres, which represents a density of 3.07 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.10 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

### b. County Policy Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

*Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

*Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

### c. Parks and Open Space Requirement

The Enclave at Stonebridge includes two (2) landscaped open space tracts of approximately 15.375 acres and trail connection to the extensive trail and open space provision within Meridian Ranch. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per

subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	The Enclave at Stonebridge
Urban	\$56,848
Regional	\$89,870
Total	\$146,718

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of constructing the open space and trail improvements referenced above, and the adjacent Winding Walk neighborhood park.

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. The streets that do not meet this requirement are Enclave Scenic Way, Granite Ridge Road, Hidden Ranch Ct., Meridian Hills Tr. In these cases, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing.

e. Drainage

A Preliminary/Final Drainage Report for The Enclave at Stonebridge is submitted with this application package.

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application.

g. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application.

h. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

i. Wildlife

The Enclave at Stonebridge at Meridian Ranch is a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.









**The Enclave at  
 Stonebridge  
 At Meridian  
 Ranch**

PUD Development Plan /  
 Preliminary Plan  
 DATE: 12/15/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

CENTER SITE PLAN

4

15

PCD# PUDSP-18-003





NES, Inc.  
619 N. Grand Ave., Ste. 210  
Colorado Springs, CO 80901  
Tel: 719.471.0073  
Fax: 719.471.0076  
www.nesinc.com

# The Enclave at Stonebridge At Meridian Ranch

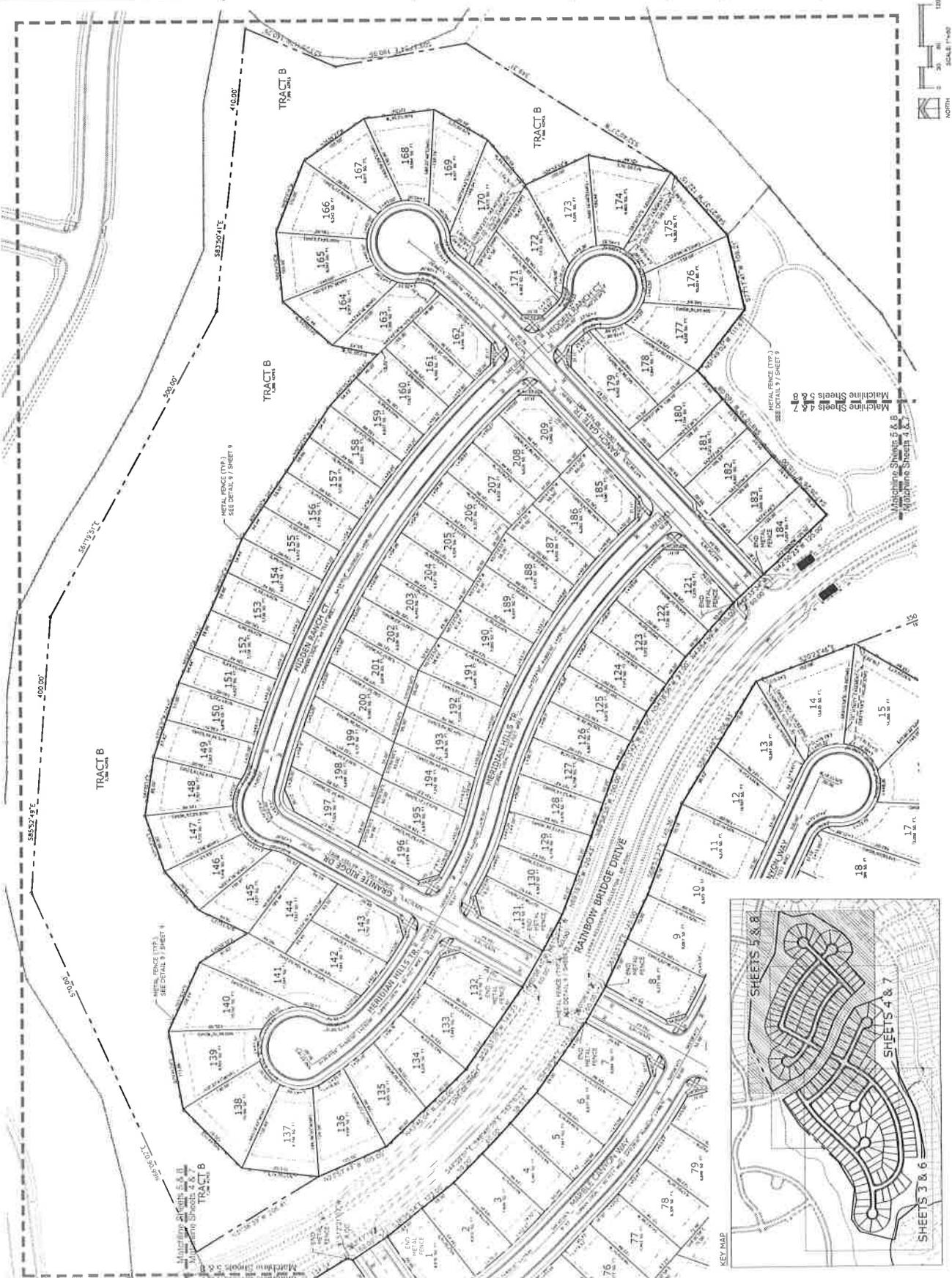
PUD Development Plan / Preliminary Plan  
January 12, 2014  
REVISED BY: [Name]  
REVISED BY: [Name]

NO.	DATE	DESCRIPTION
1	01/12/14	PRELIMINARY PLAN
2	01/12/14	REVISED BY: [Name]
3	01/12/14	REVISED BY: [Name]

EAST & NORTH  
SITE PLAN

5 OF 15

PCD# PUDSP-18-003





NES Inc.  
 4550 N. Lincoln Ave., Suite 200  
 Colorado Springs, CO 80903  
 Tel: 719.571.1551  
 Fax: 719.571.0042  
 www.nesinc.com

The Enclave at  
 Stonebridge  
 At Meridian  
 Ranch

PUD Development Plan /  
 Preliminary Plan

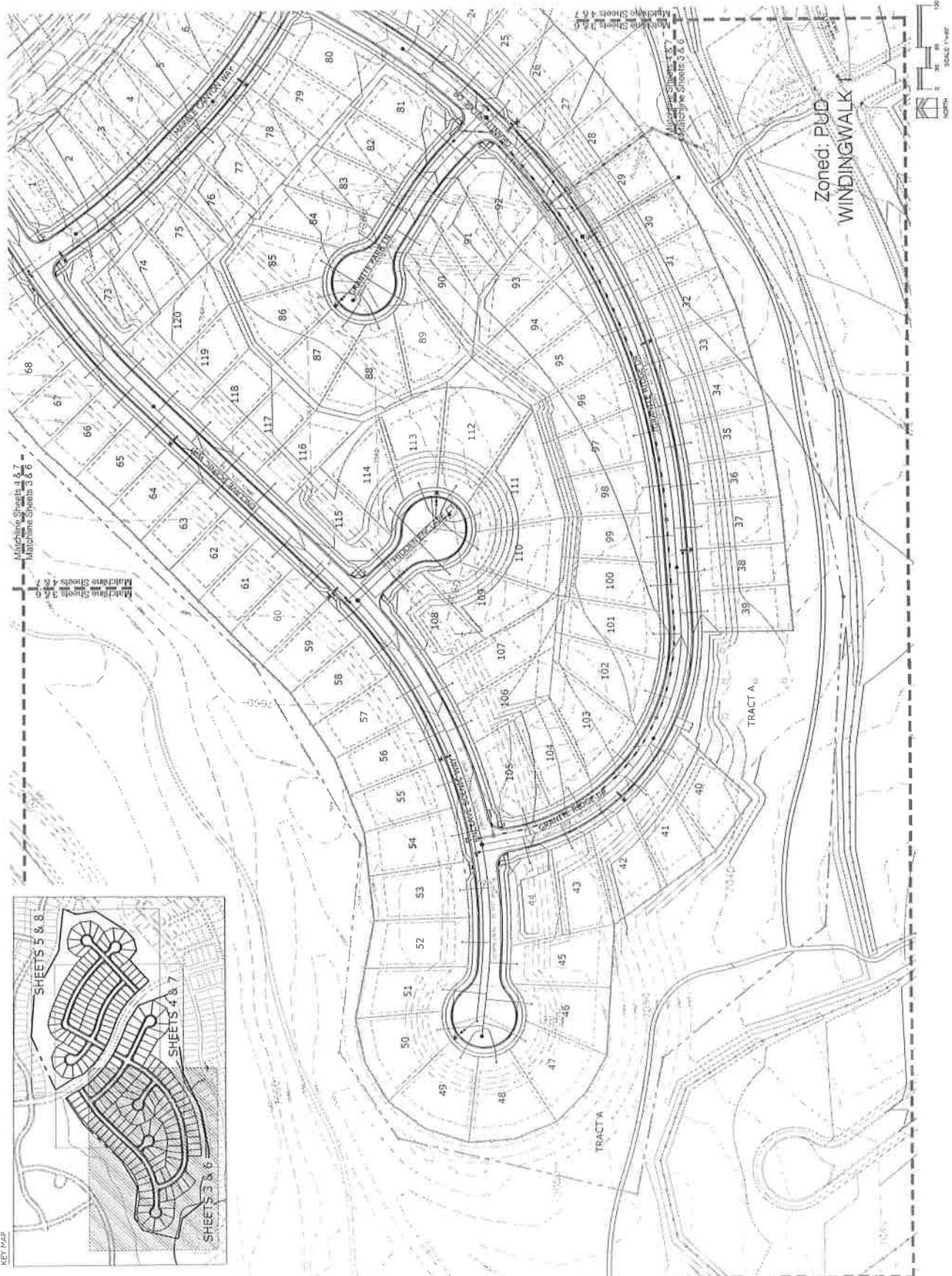
DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT NO.	18-003
DATE	11/11/11
REVISION	1
DATE	11/11/11
BY	[Name]
CHECKED	[Name]

WEST & SOUTH  
 UTILITIES &  
 GRADING

6  
 of 15

PCD# PUDSP-18-003





NES, Inc.  
 619 N. Cascade Ave., Ste. 400  
 Camas, Oregon 97001  
 Tel: 718-471-0071  
 Fax: 718-471-0079  
 www.nesinc.com

# The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan /  
 Preliminary Plan  
 DATE: January 4, 2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO. 18-003

DATE:	1/4/2018
PROJECT NO.:	18-003
PROJECT NAME:	The Enclave at Stonebridge At Meridian Ranch
PROJECT LOCATION:	Meridian Ranch, Clatsop County, Oregon

**CENTER PLAN**  
**UTILITIES & GRADING**

**7**  
 of 15

PCD# PUDSP-18-003





NES, Inc.  
 609 N. Coonick Ave., #200  
 Colorado Springs, CO 80909  
 Tel: 719.471.0023  
 Fax: 719.471.0247  
 www.neslandscape.com  
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The Enclave at  
 Stonebridge  
 At Meridian  
 Ranch

PUD Development Plan /  
 Preliminary Plan  
 DATE: 11/15/12  
 PROJECT NO: 12-0001  
 SHEET NO: 8

DATE	DESCRIPTION
11/15/12	PRELIMINARY PLAN
11/15/12	PRELIMINARY PLAN
11/15/12	PRELIMINARY PLAN

EAST & NORTH  
 UTILITIES & CHADING

8  
 of 15

PCD# PUDSP-18-003





NES, Inc.  
 619 N. Cascade Ave., Ste. 200  
 Colorado Springs, CO 80903  
 Tel. 719-471-0073  
 Fax 719-471-0597  
 www.nesinc.com

The Enclave at  
 Stonebridge  
 At Meridian  
 Ranch

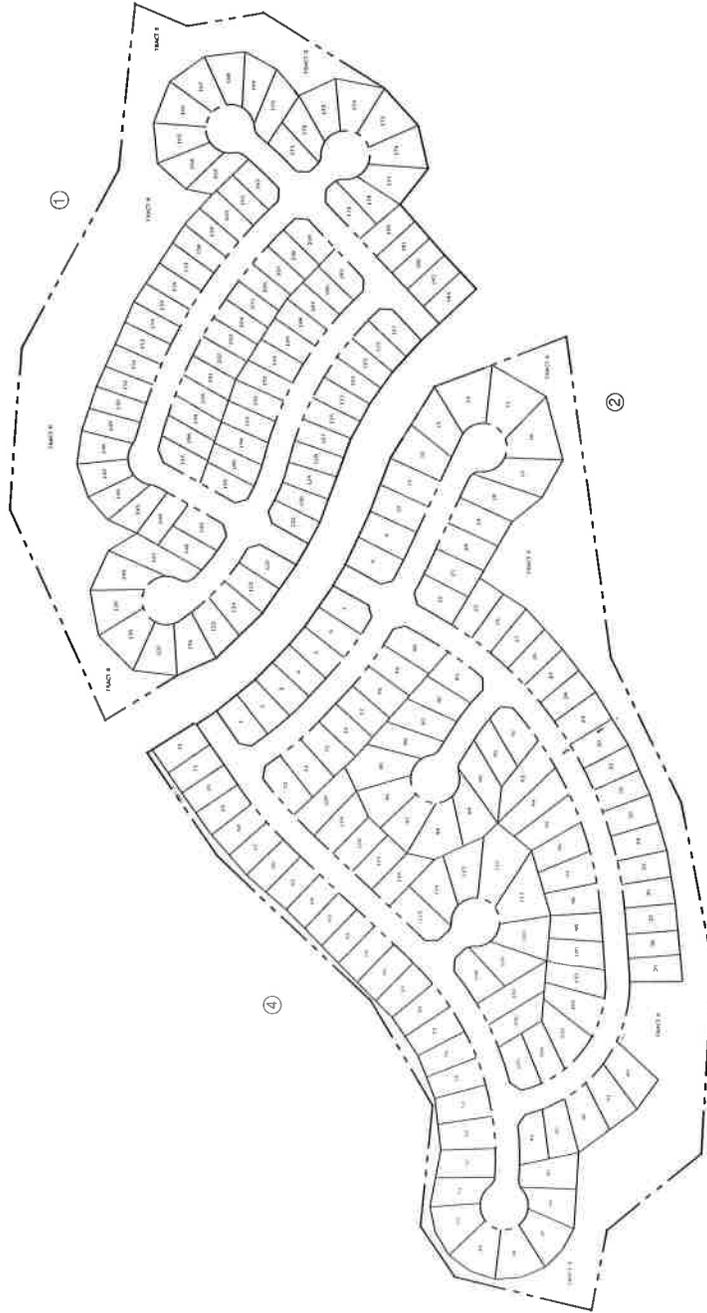
PUD Development Plan /  
 Preliminary Plan  
 DATE: November 4, 2014  
 PROJECT NO.: 14-000000-01  
 DRAWING NO.: 15

DATE	BY	DESCRIPTION
11/04/14	MM	Per Owner
11/04/14	JM	Comments
11/04/14	MS	Comments

ADJACENT  
 OWNERS

15  
 OF 15

PCD# PUDSP-18-003



1. CONSTRUCTION
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15. CONSTRUCTION

EL PASO



COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR  
September 25, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

PUDSP-18-003

RUIZ

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
STONEBRIDGE AT MERIDIAN RANCH FILING 4

A request by GTL, Inc., for approval of a map amendment (rezoning) of 68 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 209 single-family lots. The property is located at the northwest corner of the Eastonville Road and Stapleton Drive intersection. (Parcel Nos. 42293-00-001 and 42293-00-002) (Commissioner District No. 2)

SF-18-023

RUIZ

FINAL PLAT  
STONEBRIDGE AT MERIDIAN RANCH FILING 4

A request by GTL, Inc., for approval of a final plat to create 209 single-family residential lots. The 68 acre property is zoned PUD (Planned Unit Development) and is located at the northwest corner of the Eastonville Road and Stapleton Drive intersection. (Parcel Nos. 42293-00-001 and 42293-00-002) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on October 16, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on November 13, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

Your Name: Grace Covington  
Address: 13725 Struthers Rd Ste 201 Colorado Springs 80921  
Property Location: 10018 Stoneham & Various Lots Phone: 719-448-5000

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



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

MAP AMENDMENT (REZONING) – PLANNED UNIT DEVELOPMENT (PUD)  
(RECOMMEND APPROVAL)

Commissioner Creely moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION**  
**OF THE COUNTY OF EL PASO**  
**STATE OF COLORADO**  
**RESOLUTION NO. PUDSP-18-003**

WHEREAS, GTL, Inc., did file an application with the El Paso County Planning and Community Development Department to amend the El Paso County Zoning Map to rezone property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference to the PUD (Planned Unit Development) zoning district; and

WHEREAS, a public hearing was held by this Commission on October 16, 2018; 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 of El Paso County.
3. The hearing before the Planning Commission was extensive and complete, all pertinent facts, matters, and issues were submitted and reviewed, and all interested persons were heard at that hearing.
4. That all exhibits were received into evidence; and
5. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.
6. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the El Paso County Land Development Code.

7. There has been a substantial change in the character of the area since the land was last zoned.
8. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
9. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.
10. The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site.
11. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.
12. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
13. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
14. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.
15. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design.
16. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.
17. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.
18. The owner has authorized the application.

19. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
20. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
21. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
22. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
23. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
24. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
25. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
26. 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.
27. For the above-stated and other reasons, the proposed zoning 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 approval of the application to amend the EL Paso County Zoning Map to rezone rezone property to the PUD (Planned Unit Development) zoning district .

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the PUD Development Plan as a preliminary plan.

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

## CONDITIONS

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.
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. Developer shall comply with 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, and bridge fees 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.

**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 of the ECM 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 15.375 acres, have been designated as open space tracts.

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

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

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

Commissioner Egbert	aye
Commissioner Risley	aye
Commissioner Creely	aye
Commissioner Friedman	aye
Commissioner Lucia-Treese	aye
Commissioner Blea-Nunez	aye
Commissioner Bailey	aye
Commissioner Aurich	aye

The Resolution was adopted by a vote of 8 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: October 16, 2018

## EXHIBIT A

KNOW ALL MEN BY THESE PRESENTS:

THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT;  
BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TWO PARCELS OF LAND LOCATED IN A PORTION OF SECTION 29 AND 30, BOTH IN  
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO  
COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL A:

BEGINNING AT A POINT ON THE SOUTHEASTERN MOST CORNER OF TRACT D OF  
STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO.  
215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N13°42'24"E A DISTANCE OF 350.00 FEET;
2. THENCE N56°18'54"E A DISTANCE OF 150.00 FEET;
3. THENCE S84°02'15"E A DISTANCE OF 300.00 FEET;
4. THENCE N60°01'20"E A DISTANCE OF 300.00 FEET;
5. THENCE N44°00'02"E A DISTANCE OF 520.00 FEET;
6. THENCE N56°12'41"E A DISTANCE OF 308.07 FEET;
7. THENCE S31°45'35"E A DISTANCE OF 134.54 FEET;
8. THENCE S12°21'07"W A DISTANCE OF 8.00 FEET;
9. THENCE S33°47'19"E A DISTANCE OF 60.00 FEET;
10. THENCE S38°56'54"E A DISTANCE OF 123.00 FEET;
11. THENCE S44°59'01"E A DISTANCE OF 59.00 FEET;
12. THENCE S46°16'15"E A DISTANCE OF 60.00 FEET;
13. THENCE S49°16'15"E A DISTANCE OF 58.53 FEET;
14. THENCE S54°59'06"E A DISTANCE OF 123.00 FEET;
15. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
16. THENCE S65°03'17"E A DISTANCE OF 145.00 FEET;
17. THENCE S68°53'37"E A DISTANCE OF 140.36 FEET;
18. THENCE S58°13'49"E A DISTANCE OF 206.93 FEET;
19. THENCE S20°23'46"E A DISTANCE OF 350.00 FEET;
20. THENCE S82°25'21"W A DISTANCE OF 800.00 FEET;
21. THENCE S64°36'19"W A DISTANCE OF 400.00 FEET;
22. THENCE S79°31'13"W A DISTANCE OF 400.00 FEET;
23. THENCE N86°37'24"W A DISTANCE OF 475.00 FEET;
24. THENCE N38°44'01"W A DISTANCE OF 300.00 FEET;
25. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET TO THE POINT OF  
BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 40.435 ACRES, MORE OR LESS.

### PARCEL B:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF TRACT C OF STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT C:

1. THENCE N66°06'02"E A DISTANCE OF 570.00 FEET;
2. THENCE S85°52'19"E A DISTANCE OF 400.00 FEET;
3. THENCE S61°19'51"E A DISTANCE OF 500.00 FEET;
4. THENCE S83°50'41"E A DISTANCE OF 410.00 FEET;
5. THENCE S23°25'11"W A DISTANCE OF 140.26 FEET;
6. THENCE S09°37'54"E A DISTANCE OF 190.96 FEET;
7. THENCE S32°40'27"W A DISTANCE OF 349.31 FEET;
8. THENCE S48°27'37"W A DISTANCE OF 122.15 FEET;
9. THENCE S77°17'41"W A DISTANCE OF 109.21 FEET;
10. THENCE N51°49'02"W A DISTANCE OF 111.67 FEET;
11. THENCE S49°10'35"W A DISTANCE OF 165.08 FEET;
12. THENCE S47°26'26"W A DISTANCE OF 115.00 FEET;
13. THENCE N42°50'23"W A DISTANCE OF 125.00 FEET;
36. THENCE N42°33'34"W A DISTANCE OF 60.00 FEET;
35. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;
34. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
33. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
32. THENCE N69°58'55"W A DISTANCE OF 100.00 FEET;
31. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
30. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
29. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
28. THENCE N55°03'09"W A DISTANCE OF 144.23 FEET;
27. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
26. THENCE N23°57'47"W A DISTANCE OF 105.00 FEET;
25. THENCE N31°38'39"W A DISTANCE OF 206.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 27.460 ACRES, MORE OR LESS.

THE PUD CONTAINS 67.895 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).

RESOLUTION NO. 18-

EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF  
COLORADO

APPROVAL OF THE STONEBRIDGE FILING NO. 4 AT MERIDIAN RANCH  
MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN  
(PUDSP-18-003)

WHEREAS GTL, Inc., did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 16, 2018, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application and supporting PUD Development Plan; and

WHEREAS, a public hearing was held by this Board on November 13, 2018; 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.

4. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.
5. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Land Development Code.
6. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
7. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.
8. The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site.
9. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.
10. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
11. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
12. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.
13. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design.
14. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere

with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.

15. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.
16. The owner has authorized the application.
17. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
18. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
19. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
20. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
21. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
22. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
23. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
24. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
25. 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.

26. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

27. For the above-stated and other reasons, the proposed zoning 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 the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that the Board of County Commissioners hereby approves the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

**CONDITIONS**

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.
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. Developer shall comply with 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, and bridge fees 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. 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.

#### **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 of the ECM 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 15.375 acres, have been designated as open space tracts.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 13<sup>th</sup> day of November, 2018, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
County Clerk & Recorder

**EXHIBIT A**

KNOW ALL MEN BY THESE PRESENTS:  
THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG,  
PRESIDENT; BEING THE OWNERS OF THE FOLLOWING DESCRIBED  
TRACTS OF LAND:

TWO PARCELS OF LAND LOCATED IN A PORTION OF SECTION 29 AND 30,  
BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

**PARCEL A:**

BEGINNING AT A POINT ON THE SOUTHEASTERN MOST CORNER OF  
TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH,  
RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL  
PASO COUNTY;

THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF  
TRACT D:

1. THENCE N13°42'24"E A DISTANCE OF 350.00 FEET;
2. THENCE N56°18'54"E A DISTANCE OF 150.00 FEET;
3. THENCE S84°02'15"E A DISTANCE OF 300.00 FEET;
4. THENCE N60°01'20"E A DISTANCE OF 300.00 FEET;
5. THENCE N44°00'02"E A DISTANCE OF 520.00 FEET;
6. THENCE N56°12'41"E A DISTANCE OF 308.07 FEET;
7. THENCE S31°45'35"E A DISTANCE OF 134.54 FEET;
8. THENCE S12°21'07"W A DISTANCE OF 8.00 FEET;
9. THENCE S33°47'19"E A DISTANCE OF 60.00 FEET;
10. THENCE S38°56'54"E A DISTANCE OF 123.00 FEET;
11. THENCE S44°59'01"E A DISTANCE OF 59.00 FEET;
12. THENCE S46°16'15"E A DISTANCE OF 60.00 FEET;
13. THENCE S49°16'15"E A DISTANCE OF 58.53 FEET;
14. THENCE S54°59'06"E A DISTANCE OF 123.00 FEET;
15. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
16. THENCE S65°03'17"E A DISTANCE OF 145.00 FEET;
17. THENCE S68°53'37"E A DISTANCE OF 140.36 FEET;
18. THENCE S58°13'49"E A DISTANCE OF 206.93 FEET;
19. THENCE S20°23'46"E A DISTANCE OF 350.00 FEET;
20. THENCE S82°25'21"W A DISTANCE OF 800.00 FEET;
21. THENCE S64°36'19"W A DISTANCE OF 400.00 FEET;
22. THENCE S79°31'13"W A DISTANCE OF 400.00 FEET;
23. THENCE N86°37'24"W A DISTANCE OF 475.00 FEET;
24. THENCE N38°44'01"W A DISTANCE OF 300.00 FEET;
25. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET TO THE POINT  
OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 40.435 ACRES, MORE OR LESS.

PARCEL B:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF TRACT C OF  
STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH  
RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF  
TRACT C:

1. THENCE N66°06'02"E A DISTANCE OF 570.00 FEET;
2. THENCE S85°52'19"E A DISTANCE OF 400.00 FEET;
3. THENCE S61°19'51"E A DISTANCE OF 500.00 FEET;
4. THENCE S83°50'41"E A DISTANCE OF 410.00 FEET;
5. THENCE S23°25'11"W A DISTANCE OF 140.26 FEET;
6. THENCE S09°37'54"E A DISTANCE OF 190.96 FEET;
7. THENCE S32°40'27"W A DISTANCE OF 349.31 FEET;
8. THENCE S48°27'37"W A DISTANCE OF 122.15 FEET;
9. THENCE S77°17'41"W A DISTANCE OF 109.21 FEET;
10. THENCE N51°49'02"W A DISTANCE OF 111.67 FEET;
11. THENCE S49°10'35"W A DISTANCE OF 165.08 FEET;
12. THENCE S47°26'26"W A DISTANCE OF 115.00 FEET;
13. THENCE N42°50'23"W A DISTANCE OF 125.00 FEET;
36. THENCE N42°33'34"W A DISTANCE OF 60.00 FEET;
35. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;
34. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
33. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
32. THENCE N69°58'55"W A DISTANCE OF 100.00 FEET;
31. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
30. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
29. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
28. THENCE N55°03'09"W A DISTANCE OF 144.23 FEET;
27. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
26. THENCE N23°57'47"W A DISTANCE OF 105.00 FEET;
25. THENCE N31°38'39"W A DISTANCE OF 206.41 FEET TO THE POINT  
OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 27.460 ACRES, MORE OR LESS.

THE PUD CONTAINS 67.895 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).