



COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE -CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 30, 2024

Ryan Howser
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Meadowlake Industrial Park Preliminary Plan, 2nd Submittal - (SP-23-006)

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the 2nd submittal of the Meadowlake Industrial Park Preliminary Plan and has the following additional comments of behalf of El Paso County Parks:

Staff acknowledges and is encouraged by the inclusion of the 25' public regional trail easement on the Preliminary Plan, particularly its location outside of the existing Curtis Road right-of-way. On pages 3 and 4 of the Preliminary Plan, the trail easement is shown located adjacent to the right-of-way, but partially overlapped by the adjacent drainage easement and right-of-way preservation area. The trail easement cannot be collocated with either the drainage easement or ROW preservation area, as (1) the trail, when constructed, must be buildable and not located in a drainage structure or on unbuildable terrain, and (2) a trail easement cannot be located within a ROW, as future road construction could negatively impact the trail corridor. As such, staff recommends that the trail easement be located outside of both the drainage easement and ROW preservation area. If the ROW preservation area is to never be used for future right-of-way, staff will consider the trail easement location within the preservation area. El Paso County Public Works staff will need to verify this scenario.

This application and the following comments and recommendations were presented to and endorsed by the El Paso County Park Advisory Board on November 8, 2023:

"This is a request for endorsement by Vertex Consulting Services, on behalf of Meadowlake Development, for approval of the Meadowlake Industrial Park Preliminary Plan. This proposed industrial and commercial development consists of 27 lots on 51 acres. The site is zoned (limited industrial) and is currently vacant. The project site is located at the northwestern corner of Curtis Road and Falcon Highway.

The El Paso County Parks Master Plan shows two master-planned trail alignments in the area of the proposed industrial park. The proposed Judge Orr Regional Trail alignment runs north and south along the west side of Curtis Road. This trail alignment borders the east side of the proposed industrial park and would be impacted by the development. The proposed Curtis Road Bicycle Route alignment also runs north and south along Curtis Road. The proposed bicycle route would not be impacted by the development however because it will be accommodated within the public right-of-way of Curtis Road.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the east side of the proposed industrial park bordering Curtis Road to allow for the construction and maintenance by El Paso County of the Judge Orr Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions.

Recommended Motion (Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Meadowlake Industrial Park Preliminary Plan: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. (2) Designate and provide to El Paso County a 25-foot trail easement along the east side of the subject property, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Regional Trail."

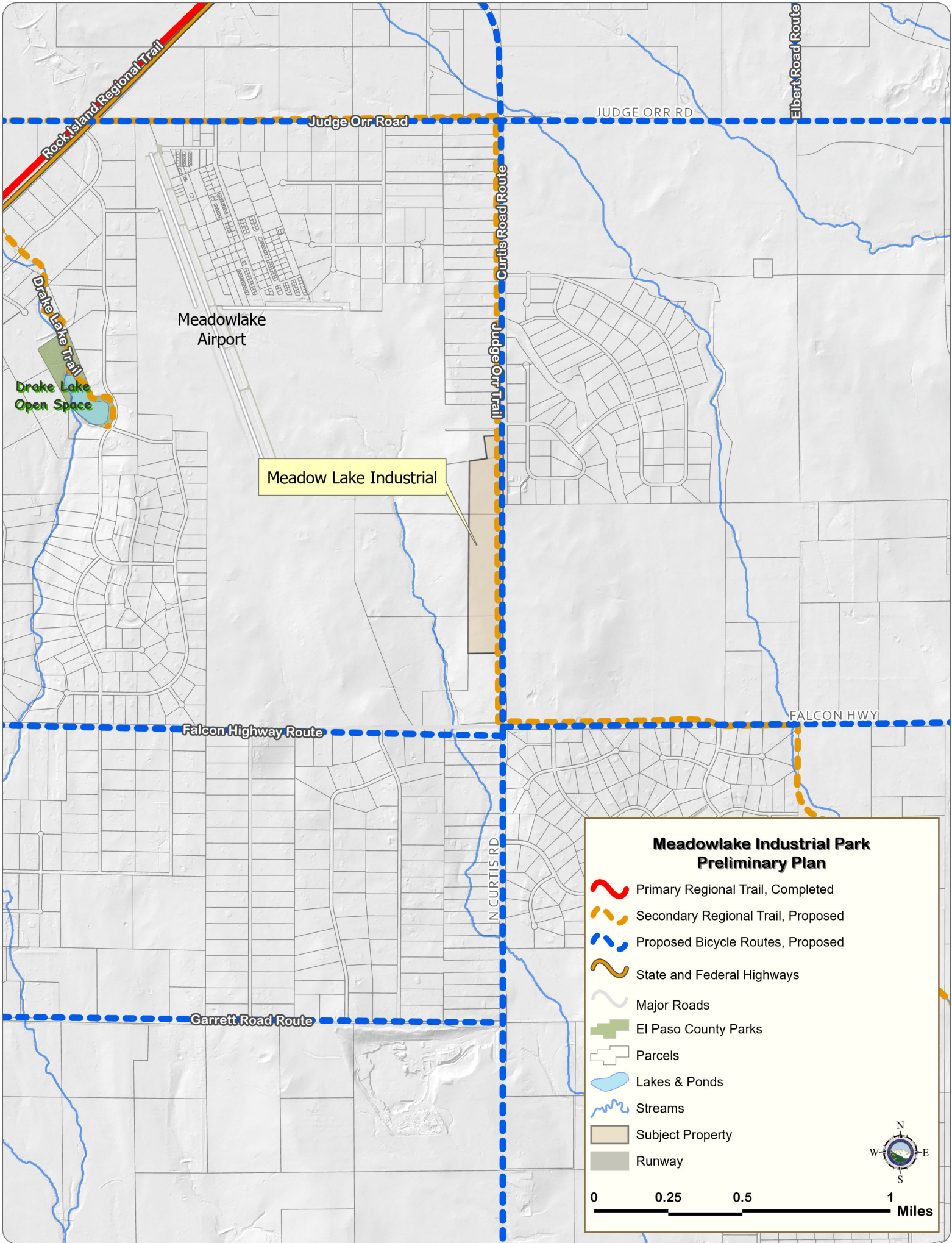
Please feel free to contact me should you have any questions or concerns.

Sincerely,















Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
RossWilliams@elpasoco.com

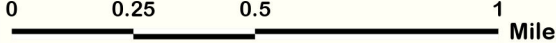




Meadowlake Industrial Park Preliminary Plan

-  Primary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Major Roads
-  El Paso County Parks
-  Parcels
-  Lakes & Ponds
-  Streams
-  Subject Property
-  Runway





0 0.25 0.5 1 Miles