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## DEPARTMENT OF COMMUNITY SERVICES

October 9, 2023

Ryan Howser  
Project Manager  
El Paso County Development Services Department

**Subject: Meadowlake Industrial Park Preliminary Plan - (SP236)**

Ryan,

The Park and Community Services Department has reviewed the Meadowlake Park Preliminary Plan and has the following comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement 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 a 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 Highway 94 Rezone: (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,

Greg Stachon  
Landscape Architect  
El Paso County Parks and Community Services  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

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**Development  
Application  
Permit  
Review**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Recreation and Cultural Services  
 Parks Planning - Environmental Services - CSU Extension Office

**November 8, 2023**

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

<b>Name:</b>	Meadowlake Industrial Park	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP236	<b>Total Acreage:</b>	51.30
		<b>Total # of Dwelling Units:</b>	0
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.00
Meadowlake Developments LLC	Vertex Consulting Services	<b>Regional Park Area:</b>	4
PO Box 1385	455 E Pikes Peak Ave, Suite 101	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80901	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	I-2
		<b>Proposed Zoning Code:</b>	I-2

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

**LAND REQUIREMENTS**

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

**Regional Park Area: 4**

0.0194 Acres x 0 Dwelling Units = 0.000

**Total Regional Park Acres: 0.000**

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00

Community: 0.00625 Acres x 0 Dwelling Units = 0.00

**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$505 / Dwelling Unit x 0 Dwelling Units = \$0

**Total Regional Park Fees: \$0**

**Urban Park Area: 3**

Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 0 Dwelling Units = \$0

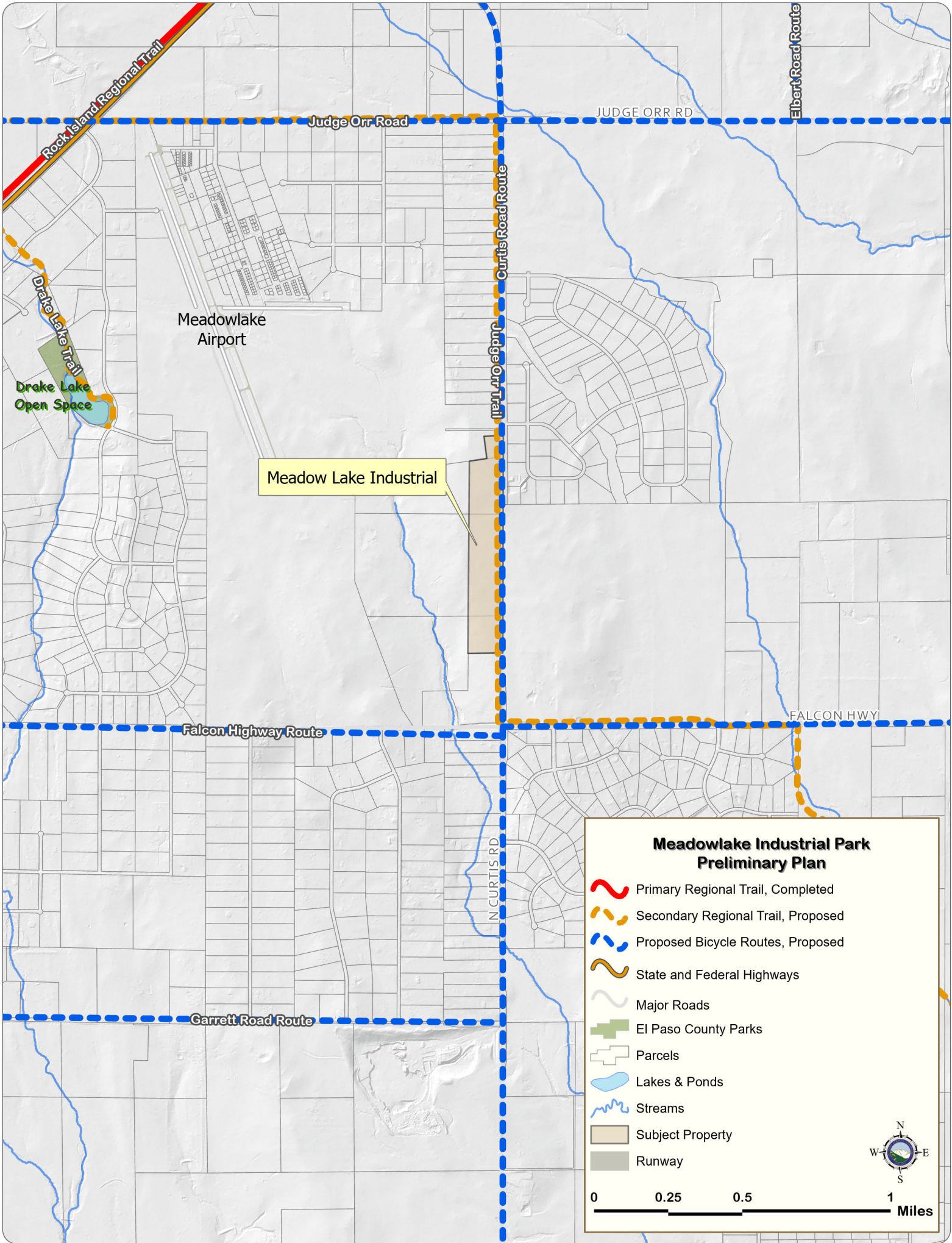
**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**












**Staff Recommendation:**

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 Highway 94 Rezone: (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.

**Park Advisory Board Recommendation:**



**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

